

# Build ing Cult ure



STIX UND PARTNER



Creating spaces  
that  
enrich

everyday life  
is important

to us.





We are active in residential and urban development and create medium to large projects. Our core expertise lies in financing and the construction of real estate: commercial or residential real estate, own or third party projects.



We are always pursuing the goal of finding intelligent and above average solutions that reflect and positively influence the local conditions.

Guided by the human effort to solve tasks as well as possible, we specialise in developing exceptional residential and mixed-use projects.

Building culture only succeeds when know-how, discipline and curiosity come together. This is how we contribute to sustainable urban development.





We make a  
contribution to  
the world  
of  
construction  
and  
life  
with  
our projects.



Critical scrutiny, pushing the envelope and conveying values are the conditions for our success. Building culture can be successful only through joint commitment.

Working closely with architects, designers, artists and craftsmen, we are opening new spaces and supporting projects that have a positive impact on our environment.

The source of our inspiration is the Vienna metropolis, and the driving force is above all creativity. Art creates the best conditions for the development of permanent places. We allow the players in the Viennese art scene to use sites temporarily for extraordinary projects.



REQUIEM OF LOST FORMS  
KAY WALKOWIAK

BERGGASSE 35  
2017

Structures  
are  
reflections.

Social ideals.



They are intended

to  
create  
positive  
changes.



1010 Graben 21 ..... 15

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# Current projects









A success story continues, which means responsibility to the future. Since 1826, the “Erste österreichische Spar-Casse” – today ERSTE Bank – has had its headquarters at Graben 21, in the centre of Vienna's old town. The historic complex of buildings connects entire street sections: Graben, Petersplatz, Milchgasse and Tuchlauben. Following the relocation of the corporate headquarters, the building will be redesigned and comprehensively refurbished, with special attention to the historical detail.

The result will be two separate tracts with a structural and technical division. An ERSTE Bank branch and office space will remain there. Much of the building will be used as a hotel in the future. The ground floor will be leased long-term to prominent retail businesses.

1010 VIENNA, GRABEN 21  
PROJECT MANAGEMENT  
PROJECT PERIOD 7/2018 TO 7/2021  
REVITALISATION AND RECONSTRUCTION  
FOR FUTURE USE  
AS HOTEL, OFFICE AND RETAIL SPACE  
STATUS: BUILDING PERMIT



With special attention to historical detail and a sense of responsibility to the future: When refurbishing the building, the core of the concept and the guiding idea behind ERSTE bank are fully respected.

Project management by Stix und Partner on behalf of Erste Group Bank AG.



A special residence.

West of the Schwarzenberg Palace, on Wohllebengasse 4, is a historically important Secession-style apartment building. It was built in the years 1912–1913 on behalf of Moritz and Hermione Gallia, according to the plans of Franz Krauss and Josef Tölk. The Gallias, a well-to-do Jewish family, had close relations with Gustav Klimt and Josef Hoffmann. He took over the design of the 700 sqm family apartment. A complete artwork – the “Villa Gallia” furniture series is still manufactured according to original designs by Wittmann.









In the midst of the pulsating 7<sup>th</sup> district,  
the Neubaugasse has stood as a  
trendsetter for urban life for decades.  
The stylish house in Schönbrunner  
yellow impresses with its innumerable  
details – inside and outside.

CURRENT PROJECTS

Neubaugasse 53



1070 VIENNA, NEUBAUGASSE 53  
PORTFOLIO OPTIMISATION  
PURCHASE OF 36 RESIDENCES  
PURCHASE: Q3 2019  
APPROX. 2,650 SQM USABLE AREA











## A Place to Call Home

The Berggasse 35 is a historical place of connection. In 1898, the Centre II of the state telephone agency, an exchange office, was built here according to the plans of Franz von Neumann.

Today – more than a century later – the house that was constructed in the Gründerzeit architectural style is being adapted carefully and contemporarily. In a prime location in the heart of the Servitenviertel district, the Berggasse 35 project is emerging, a new place where you already feel at home.

1090 VIENNA BERGGASSE 35  
 GENERAL RENOVATIONS AND ATTIC FLOOR EXPANSION  
 24 UNITS  
 PURCHASE: Q4 2015  
 DATE OF COMPLETION: SUMMER 2019  
 APPROX. 3,960 SQM USABLE AREA













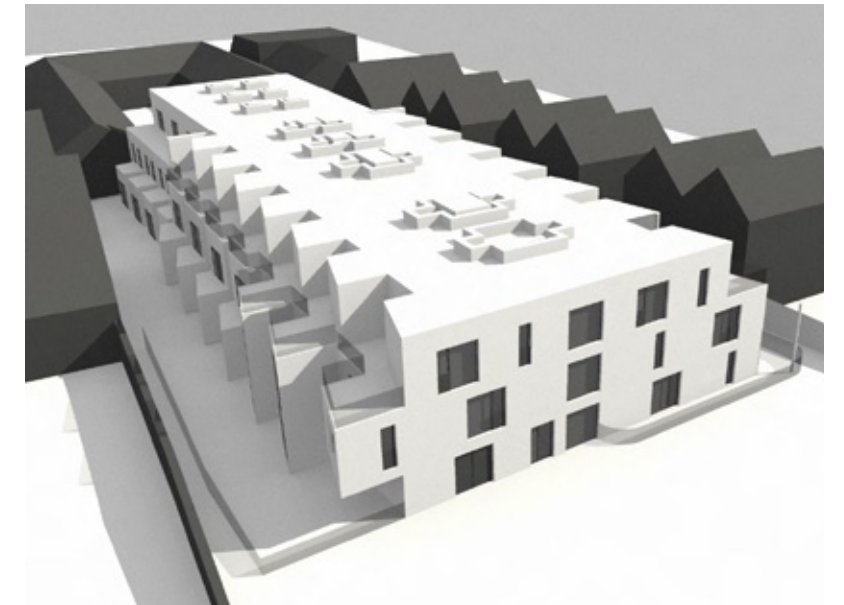


## Building for younger and older generations

This is a unique project: A kindergarten meets 19 apartments which are suitable for senior citizens. Barrier-free in all respects.



1100 VIENNA, OBERLAAER STRASSE 76  
 NEW BUILDING PROJECT  
 KINDERGARTEN FOR FIVE GROUPS + SENIOR-FRIENDLY LIVING  
 STATUS: CONSTRUCTION PHASE  
 DATE OF COMPLETION: SUMMER 2020  
 APPROX. 2,500 SQM USABLE AREA



8 terraced houses, 8 duplex apartments and 25 apartments create a colourful mix of housing options in Grundäckergasse 13. Nature in front of the door every day in the southernmost part of the big city.

1100 VIENNA, GRUNDÄCKERGASSE 13  
 NEW RESIDENTIAL BUILDING PROJECT  
 41 UNITS  
 STATUS: BUILDING PERMIT  
 DATE OF COMPLETION: AUTUMN 2021  
 APPROX. 2,720 SQM USABLE AREA







Linzer Straße 157, in the foothills of the city in the direction of the Wienerwald, comprises 72 modern apartments, a 160 m<sup>2</sup> commercial space on the ground floor and an underground car park with 24 parking spaces.

Residents and users benefit from the good infrastructure every day, and the neighbourhood also provides nice surprises: The secondary school BRG14, two supermarkets, a pharmacy and the Matznerpark are within a walking distance of two minutes. An after-work or weekend highlight is the nearby world-famous Schönbrunner castle park.

This project is realised by Stix und Partner in cooperation with Strauss Immobilien Treuhand GmbH.

1140 VIENNA, LINZER STRASSE 157  
NEW CONSTRUCTION OF RESIDENCES /  
RETAIL-SPACES ON THE GROUND FLOOR  
73 UNITS  
PURCHASE: Q4 2016  
STATUS: CONSTRUCTION PHASE  
DATE OF COMPLETION: SPRING 2020  
APPROX. 3,400 SQM USABLE AREA









Urban by nature.

You don't have to leave the city  
to move to the countryside.  
A life amongst changing horizons  
is waiting for you with the good  
connections in Gut Låudon.

Everyday life becomes a fluid  
transition between city, forest and  
river: Doing business in the city,  
living in the Wienerwald and relax-  
ing on the Mauerbach. For anyone  
who wants to be in close contact  
with the metropolis while still  
being surrounded by a great diver-  
sity of nature, Hadersdorf is an  
excellent opportunity.

1140 VIENNA, DR.-HECKMANN-STRASSE 10 C  
GUT LÅUDON / NEW CONSTRUCTION PROJECT RESIDENTIAL  
27 UNITS  
PURCHASE: Q3 2015  
DATE OF COMPLETION: SUMMER 2019  
APPROX. 2,480 SQM USABLE AREA









A project is emerging in Diefenbachgasse 7–9 in Sechshaus that adapts to the desires, conditions and needs of future residents. The focus here is on individuality and aesthetic, practical solutions.

It is located in an extremely convenient location directly on the U4/U6 Längenfeldgasse station and consists of 188 individual units:

- Office and business units on the ground floor
- Mini apartments (16 sqm to 22 sqm)
- classic investor apartments (32 sqm to 67 sqm)
- Owner-occupied flats (74 sqm to 118 sqm)
- car parking spaces

This project is realised by Stix und Partner in cooperation with Strauss Immobilien Treuhand GmbH.











Vienna is growing. In the heart of Ottakring, the city's oldest garage will soon become a contemporary home with a vision. 59 apartments, three two-storey townhouses and an office will enliven the former Römergarage and bring new life to the city.

The transport hub Ottakring (U3 and S45) is within walking distance – and for car drivers there is a new, modern underground car park with 33 parking spaces.

1160 VIENNA, RÖMERGASSE 10-12  
NEW RESIDENTIAL BUILDING PROJECT  
63 UNITS  
PURCHASE: Q3 2018  
STATUS: BUILDING PERMIT  
DATE OF COMPLETION: AUTUMN 2021  
APPROX. 3,490 SQM USABLE AREA





# Salzachstraße 46

North of the former Nordbahnhof, the district of the future, is Salzachstraße 46. Within walking distance to the Danube, to the Augarten and to public transport, it is an insider tip for colourful urban life.



# Brünner Straße 342



1210 VIENNA, BRÜNNER STRASSE 342  
NEW RESIDENTIAL BUILDING PROJECT  
25 UNITS  
PURCHASE: Q2 2019  
STATUS: PLANNING  
DATE OF COMPLETION: Q4 2021  
APPROX. 2,300 SQM USABLE AREA

1200 VIENNA, SALZACHSTRASSE 46  
RENOVATION, LOFT CONVERSION AND OPTIMISATION  
OF 46 UNITS  
PURCHASE: Q4 2018  
STATUS: BUILDING PERMIT  
DATE OF COMPLETION: Q4 2021  
APPROX. 2,500 SQM USABLE AREA



# Breitenleer Gärten Breitenleer Straße 266





Modern living in the front yard of the metropolis for everyone looking for more freedom, meeting more people and greater longevity.

The Breitenleer Gardens are located in Breitenlee, the once agricultural village that today is part of the Danube town, in the beautiful Marchfeld. Amidst fertile meadows, forests and new neighbourhoods, with a bit of distance to the city, you can discover open landscape and tranquility here. Excellent local connections and infrastructure as well as uncomplicated transport connections also contribute to a sense of residential well-being.

The yard and garden have always been the centrepiece of social life. The property starts with the historical building on Breitenleer Straße 266. Reminiscent of the old village centre, it lends character and identity to the newly developed residential area.

1220 VIENNA, BREITENLEER STRASSE 266  
BREITENLEER GARDENS / NEW RESIDENTIAL  
CONSTRUCTION PROJECT / APARTMENTS AND ROW HOUSES  
70 UNITS  
PURCHASE: Q4 2016  
STATUS: CONSTRUCTION PHASE  
DATE OF COMPLETION: AUTUMN 2020  
APPROX. 5,270 SQM USABLE AREA











## Living at the lake at 4-Seental Keutschach

The property is located in the picturesque 4-Seental, directly on the northwestern shore of Lake Keutschach, in the quiet district Plescherken. In the north is the Wörthersee and in the south the mountain range Sattnitz. Pure nature – in all directions.

9074 KEUTSCHACHER AM SEE, PLESCHERKEN 60  
 NEW CONSTRUCTION PROJECT OR REFURBISHMENT OF OLD ESTATE VILLA  
 26 UNITS PLUS ONE OLD ESTATE VILLA  
 PURCHASE Q3 2019  
 STATUS: BUILDING PERMIT  
 DATE OF COMPLETION: Q3 2021  
 APPROX. 2,736 SQM USABLE AREA





There is  
a necessity  
today

to counter  
the time factor

with  
long-term  
solutions.





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# References











1060 VIENNA, GUMPENDORFER STRASSE 6  
 RAHLHOF RESIDENCES / GENERAL RENOVATIONS AND ATTIC FLOOR EXPANSION  
 22 UNITS  
 PURCHASE: Q3 2012 / SALE: 2014, 2015  
 APPROX. 2,800 SQM USABLE AREA

REFERENCES





## Rahlhof Residences

### High-quality living in a prominent location

The existing building from 1890 was completely revitalised and converted into unique residential units. A total of 18 standard storey and four loft apartments were built with apartment sizes of 53 to 223 sqm.

The top floor flats were fashioned as maisonette apartments. The forward facing layout of each floor is the core of each floor, by which means an indescribable spaciousness and an unparalleled living atmosphere emerge. The lighting is excellent from the first floor – the building is a so-called house with three fronts. The flats' features do more than mere justice to sophisticated demands.

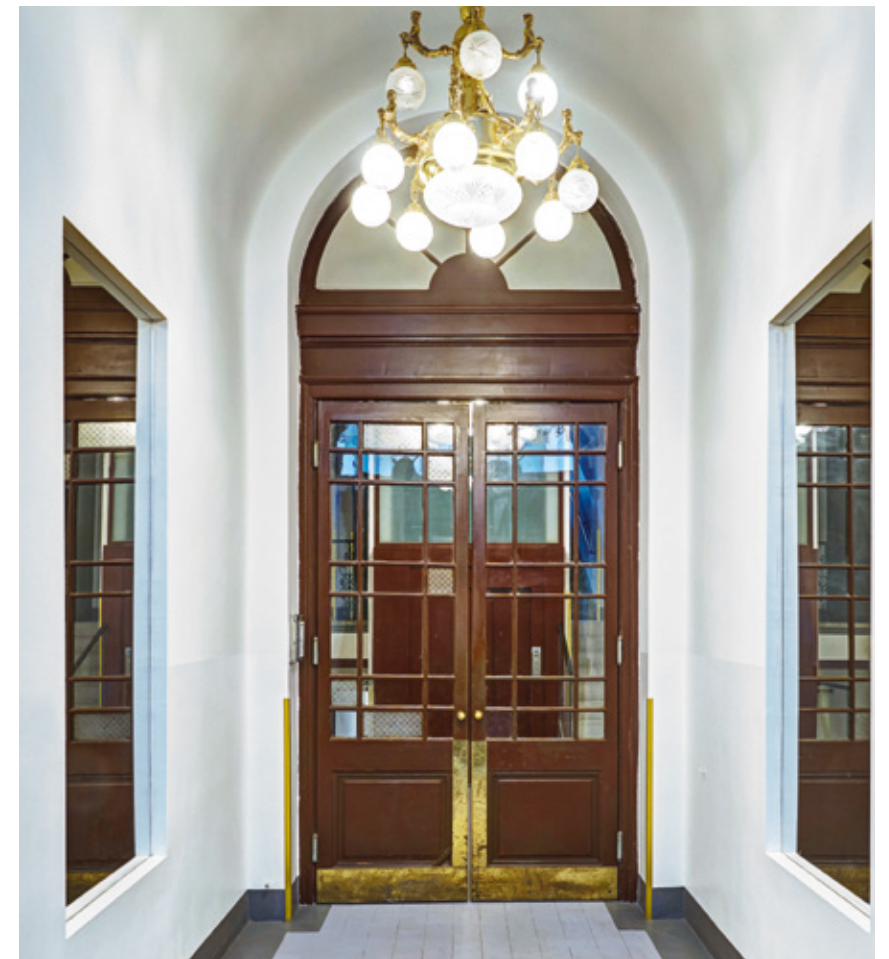






The magnificent old building at Maria-Theresien-Straße 9 is in the best neighbourhood of the University of Vienna, Votivkirche and Ringstraße. The city is literally at your feet – in a few minutes you can be in the best restaurants and museums in the city.

1090 VIENNA, MARIA-THERESIEN-STRASSE 9  
 MIDDLE TENEMENT BUILDING / PORTFOLIO OPTIMISATION  
 24 UNITS  
 PURCHASE: Q2 2016 / SALE: Q4 2018  
 APPROX. 2,580 SQM USABLE AREA





The historic corner building from the Wilhelminian era is part of the urban ensemble around the old market hall of the 9<sup>th</sup> district. The structured facade and colour scheme as well as the loving details of the building recall the Viennese Belle Époque.



1090 VIENNA, NUSSDORFER STRASSE 15  
 PORTFOLIO OPTIMISATION  
 6 UNITS  
 PURCHASE: Q3 2013 / SALE: Q1 2015  
 APPROX. 1,365 SQM USABLE AREA







1100 VIENNA, HERZGASSE 29  
NEW RESIDENTIAL BUILDING PROJECT /  
KINDERGARTEN ON THE GROUND FLOOR  
40 UNITS  
PURCHASE: Q2 2016 / SALE: Q4 2017  
APPROX. 1,800 SQM USABLE AREA

Herzgasse 29 is a completed new building with 39 apartments between 30 and 75 sqm. In the planning, special attention was paid to the increasing number of one- and two-person households. All units are ideal as investment objects. Conveniently located, the main train station is reachable within minutes by tram or bus. There are various options for extended shopping experiences in the neighbourhood – the Viktor-Adler-Markt, the Favoritenstraße and the BahnhofCity (even on weekends). You are also invited to relax at the nearby Wienerberg.







A historic townhouse in the sophisticated Hietzinger cottage district. The renowned architects Holzbauer & Partner designed a 240 sqm attic with two terraces and a light-flooded master bedroom, which, connected by a spiral staircase, extends over two floors. The bright villa is in a quiet location, but the pedestrian environment has the right offering for inner-city housing needs: Parks, shopping, school, doctors, restaurants and perfect access to the public transport network.

1130 VIENNA, STOESSLGASSE 16  
 8 UNITS  
 PURCHASE: Q3 2016  
 STATUS: BUILDING PERMIT ATTIC FLOOR EXPANSION  
 PURCHASE: Q3 2016 / SALE: Q2 2019  
 APPROX. 870 SQM USABLE AREA







## Wimmergasse 9

The refurbished corner house at Wimmergasse 9 is located in the heart of the 5<sup>th</sup> district. In this property, the attic floor has been developed into three bright, spacious maisonette apartments totalling 440 sqm. The property was sold with the planning permission and additional potential for the approximately 300 sqm vacant space.

1050 VIENNA, WIMMERGASSE 9  
TOTAL RENOVATIONS AND ATTIC FLOOR EXPANSION  
13 UNITS  
PURCHASE: Q3 2015 / SALE: Q1 2017  
APPROX. 2,040 SQM USABLE AREA

## REFERENCES

## Hietzinger Hauptstraße 4

The historic Eckzinshaus, which is in superb condition, scores points with its unique location in 1130 Vienna. As a link between the transport hub U4 Kennedybrücke, Hietzing and the Hietzinger Tor, as an entrance to the Schönbrunn Palace Park and the Tiergarten Schönbrunn, it is an excellent location for retail trade and for the existing residential properties.



1130 VIENNA, HIETZINGER HAUPTSTRASSE 4  
REPURPOSING AND PORTFOLIO OPTIMISATION  
7 UNITS  
PURCHASE: Q3 2013 / SALE: Q1 2015  
APPROX. 2,110 SQM USABLE AREA







Wohnen an der Wien, is set, as the name suggests, in the direct proximity to the Wien River – the natural vein that has connected the city and countryside, culture and nature, the calm and motion for centuries. Enjoy the advantages of both worlds!

Living here means a residence that is family friendly, contemporary and affordable due to the special location (city and countryside proximity) and the innovative architecture, which playfully combines functionality and aesthetics.

1140 VIENNA, BERGMILLERGASSE 8  
NEW RESIDENTIAL BUILDING PROJECT  
60 UNITS  
PURCHASE: Q2 2015 / SALE: Q1 2019  
APPROX. 4,000 SQM USABLE AREA







The new building with 60 residential units is located in the immediate vicinity of the recreation areas Lainzer Tiergarten and Wienerwald. Merely one street over, the Ferdinand-Wolf-Park ensures the well-being of residents – old trees, a farm, playing and sports facilities permit you to experience nature as well as recreation.

The excellent transport and U4 connections (Vienna Hütteldorf station within walking distance), the great local options as well as the green areas provide great quality of life and living. You can enjoy uncomplicated, time-saving and a healthy everyday life here.





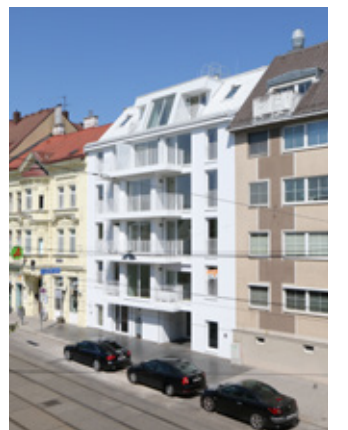


1140 VIENNA, LINZER STRASSE 248  
NEW CONSTRUCTION OF RESIDENCES /  
RETAIL-SPACES ON THE GROUND FLOOR  
19 UNITS  
PURCHASE: Q4 2016 / SALE: Q2 2019  
APPROX. 800 SQM USABLE AREA



From the confines of the city  
to the vastness of space

In the beautiful Penzing, on  
Linzer Straße 248, a modern,  
light-flooded new building  
was built. With elegant French  
windows, open floor plans, the  
19 apartments provide limitless  
quality of life. There is space  
for a commercial area in the  
ground-floor zone.





## Modernity in a green area

The new residential building is located in a quiet green area in the immediate vicinity of the Waldbad Penzing and the area of the Otto Wagner Hospital. 13 individual apartments have been created over a total of 1,005 sqm of living space and four floors.

REFERENCES

Dehnegasse 54



1140 VIENNA, DEHNEGASSE 54  
NEW RESIDENTIAL BUILDING PROJECT  
13 UNITS  
PURCHASE: Q1 2016 / SALE: Q4 2017  
APPROX. 1,005 SQM USABLE AREA











The Maria-Theresien-Schlössel is a former estate on Gersthofer Straße 143 in Währing, the 18<sup>th</sup> district of Vienna, which now houses the museum of the Erste Bank AG. It is a one-storey Baroque country house which was used by Empress Maria Theresia as a hunting lodge.

As part of the redesign of the houses numbered 141–145 by the first Austrian Spar-Casse, which saw the addition of a new banking counter room to the 18<sup>th</sup> century building, the latter was set up as a small museum.



1180 VIENNA, GERSTHOFER STRASSE 143  
 GENERAL RENOVATION AND ANNEX DEVELOPMENT  
 3 UNITS  
 PURCHASE: Q3 2013 / SALE: Q3 2014  
 APPROX. 870 SQM USABLE AREA





REFERENCES			
1050 VIENNA, HAMBURGERSTRASSE 7 PORTFOLIO OPTIMISATION 27 UNITS PURCHASE: Q2 2018 / SALE: Q3 2019 APPROX. 2,376 SQM USABLE AREA	Hamburgerstraße 7	1150 VIENNA, MÄRZSTRASSE 50 TOTAL RENOVATIONS AND ATTIC FLOOR EXPANSION 12 UNITS PURCHASE: Q3 2013 / SALE: Q4 2015 APPROX. 1,340 SQM USABLE AREA	Märzstraße 50
1100 VIENNA, GUDRUNSTRASSE 122 PORTFOLIO OPTIMISATION 5 UNITS PURCHASE: Q3 2013 / SALE: Q2 2014 APPROX. 1,320 SQM USABLE AREA	Gudrunstraße 122	1180 VIENNA, GERSTHOFER STRASSE 20–22 PORTFOLIO OPTIMISATION 22 UNITS PURCHASE: Q3 2013 / SALE: Q1 2015 APPROX. 2,635 SQM USABLE AREA	Gersthofer Straße 20–22
1100 VIENNA, OBERLAAER STRASSE 72 RENOVATION AND ANNEX DEVELOPMENT 18 UNITS PURCHASE: Q3 2013 / SALE: Q4 2015 APPROX. 970 SQM USABLE AREA	Oberlaaer Straße 72	1200 VIENNA, MARCHFELDSTRASSE 21 TOTAL RENOVATIONS AND ATTIC FLOOR EXPANSION 36 UNITS PURCHASE: Q3 2013 / SALE: Q1 2015 APPROX. 1,780 SQM USABLE AREA	Marchfeldstraße 21
1130 VIENNA, HIETZINGER HAUPTSTRASSE 160 PORTFOLIO OPTIMISATION 3 UNITS, TC: 1,156,422 € PURCHASE: Q3 2013 / SALE: Q3 2015 APPROX. 520 SQM USABLE AREA	Hietzinger Hauptstraße 160	1220 VIENNA, STADLAUER STRASSE 46 NEW RESIDENTIAL BUILDING PROJECT 4 UNITS PURCHASE: Q3 2013 / SALE: Q1 2015 APPROX. 960 SQM USABLE AREA	Stadlauer Straße 46
1130 VIENNA, LAINZER STRASSE 144 PORTFOLIO OPTIMISATION 6 UNITS PURCHASE: Q3 2013 / SALE: Q4 2014 APPROX. 1,085 SQM USABLE AREA	Lainzer Straße 144	1230 VIENNA, ANTON-BAUMGARTNER-STRASSE 111 PORTFOLIO OPTIMISATION 1 UNIT PURCHASE: Q3 2013 / SALE: Q4 2014 APPROX. 280 SQM USABLE AREA	Anton-Baumgartner-Straße 111
1150 VIENNA, MARIAHILFER STRASSE 217 / SCHWENDERGASSE 28 TOTAL RENOVATIONS AND ATTIC FLOOR EXPANSION 3 UNITS PURCHASE: Q3 2013 / SALE: Q2 2015 APPROX. 1,360 SQM USABLE AREA	Mariahilfer Straße 217	2130 MISTELBACH, HAUPTPLATZ 1 PORTFOLIO OPTIMISATION 6 UNITS PURCHASE: Q3 2013 / SALE: Q1 2015 APPROX. 1,550 SQM USABLE AREA	Hauptplatz 1, Mistelbach



To every age  
its art,

to every art  
its freedom



and its space.





THE HIGH WIRE ACT  
ZELLER VAN ALMSICK

BERGGASSE 35  
2016





KAY WALKOWIAK  
ENTROPIA (#3)



JULIAN PALACZ



MLADEN MILJANOVIC  
WE LOVE FREEDOM OF FORM



WOLFGANG LEHRNER  
METRO / POLIS



BARBARA HEINZ  
INSTALLATION VIEW

STIX UND PARTNER



107

THE HIGH WIRE ACT  
ZELLER VAN ALMSICK

BERGGASSE 35  
2016





REQUIEM OF LOST FORMS  
KAY WALKOWIAK

BERGGASSE 35  
2017



The deeper  
meaning  
of the  
building

plays

a larger role  
than mere  
innovation.





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## CONCEPT AND DESIGN

WHY.STUDIO