

## TrIIIple – the key facts for the new landmark

### → The Project

At the site of the former central customs office SORAVIA Equity – a fully owned subsidiary of the Soravia Group – and ARE Development – an affiliate of the Bundesimmobilien-gesellschaft BIG – are erecting the high-rise ensemble TrIIIple for Residing, Working and Living. TrIIIple will boast an overall 73,000 sqm in floor space and will provide for about 500 freehold, rental and investment apartments – with 25 apartments assigned by the charity organization Caritas as council homes – as well as approximately 12,000 sqm of office space.

The project name TrIIIple has been derived from English where TrIIIple stands for „threefold“: three towers in dialogue with each other located in the 3rd district of Vienna and with a height of approximately 100 meters each plus an additional office tower with a height of about 40 meters.

Designed by the renowned architectural team Henke Schreieck, TrIIIple will set new standards for the ideal combination of residence, working and living space. Numerous investments for enriching the social infrastructure, optimizing the traffic routes and designing the space around Schnirchgasse 9 and 9A will essentially improve the location for all residents in the immediate neighborhood.

### → The Site

The site offers a variety of chances and opportunities for residing, working and living in a relaxed atmosphere. Located between City, Danube Channel and the Vienna Prater, TrIIIple can be easily accessed by car, but is also conveniently connected to public transport. A subway ride to the Stephansplatz takes as little as seven minutes, while the Vienna Airport in Schwechat can be reached in only 12 minutes by car (motorway A23), taking the bike the Prater Hauptallee (Promenade Road through the Prater) is only a five-minute ride.

The „conveniences“ offered in the neighborhood can be considered as excellent including bakeries, supermarkets, pharmacies, fitness studios, cafès, pubs, restaurants, etc., as well as schools, nursery schools and other educational facilities in the immediate vicinity. Other projects being planned in the course of the erection of TrIIIple will significantly improve and extend the infrastructure.

In addition, the TownTown project in the immediate neighborhood, being full rented out and sold to institutional investors, bears witness of the top quality of this business location with about 5,000 people performing their daily work.

# TRIPLE

STADT. LAND. FLUSS.

## → **Measures focusing on the project**

The investments in social infrastructure measures will account for an overall 10 million Euro and have been defined in the urban development agreement with City of Vienna. Among others, a nursery school will be set up in the two-floor base zone of Triple and substantial investments will be made in an extension of the school in the Dietrichgasse. The urban space situation will be significantly improved by an appropriate traffic concept and slab coverage of the A4 shortly behind the „Stadionbrücke“ by means of a noise-abatement gallery will provide for a newly accessible open space and for barrier-free access to the walking path along the Danube Channel, which will then be closer to the city.

Residents will benefit from the newly planned conveniences in two-floor base zone of the building and from the attractive and greenery landscaped design of the space around the new city square.

## → **Total investment costs**

Approx. 240 million Euro

## → **Implementation time**

2015 to 2020

## → **The project group**

### **Soravia Equity**

The Soravia Equity, a fully owned subsidiary of the Soravia Group and comprising all project holdings and real estate projects of the Soravia Group. With more than 500 projects completed and a project volume of more than 3.5 billion Euro the company is among the leading project developers in Austria. In Vienna, the family-owned company will implement several large-scale real estate projects with an overall volume of about 1 billion Euro, including Danube Flats with a height of more than 150 meters, one of the highest residential high-rise buildings in the German-speaking region, and Triple, three residential high-rise buildings with more than 100 meters each plus an additional office tower.

### **ARE DEVELOPMENT**

ARE Development is an affiliate of the ARE Austrian Real Estate GmbH specialized in project development and belongs to the group of the Bundesimmobiliengesellschaft (BIG). ARE Development develops residential building projects of highest quality all over Austria in attractive locations. In the years to come ARE will invest up to two billion Euro in the construction of residential buildings and will thus create up to 10,000 new apartments. About 4,000 of these will be erected and commercialized by ARE Development as privately financed freehold projects.

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