



TRIPLE
STADT. LAND. FLUSS.



CITY MEETS PRATER.

Perfection, unity and harmony – directly on the Donaukanal, TRIIIPLE harnesses the power of the symbolic number three combining modern living, working and leisure. The design by the acclaimed architects Henke Schreieck consists of three over 100 metre high towers with apartments, penthouses and lofts, shopping areas and an office block.

The combination of an attractive location in Vienna's central 3rd district directly on the Donaukanal, the landscaped open spaces and the greenery of Vienna's largest public park, the Prater, as a recreational area right on the doorstep is one of the project's greatest successes. Plus it also offers a spectacular 360 degree view of the whole of Vienna.

- A new dimension of living, working and leisure in the middle of the 3rd district in Vienna
- Directly on the Donaukanal, in easy walking distance of the greenery of the Prater
- Apartments, studios and lofts supported by generous infrastructure and with ideal connections to both the city centre and the airport.



- Park-like open spaces
- Party & Barbecue Lounge
- Sports field
- Playgrounds
- Communal terraces with breath-taking views
- Rooftop pools
- Concierge service
- Salon with Library
- Event Kitchens
- Kindergarten
- Restaurants and cafés
- Shops and groceries

HOMES MEET FACILITIES.

TRIIIPLE offers exclusive facilities to satisfy the tastes of all its residents – over and above what each individual home provides. Whether you are living in one of the apartments, in a loft or your own penthouse, TRIIIPLE combines all the amenities you might expect from a villa.

Anyone living in a compact apartment can also host large parties at TRIIIPLE because of fully **equipped premium Event Kitchens**.

In TRIIIPLE you can live in a high rise and still host a garden party as residents will find an ideal charming **Party & Barbecue Lounge** waiting in the middle of TRIIIPLE's parklike green spaces.

And if you're yearning for an extended living room, you'll be able to find this in the **TRIIIPLE Salon with Library**.

A **concierge service** is also provided, while **TRIIIPLE Plaza** offers charming restaurants, cafés and shops and even a kindergarten.





TASTE MEETS PLEASURE.

The site at Schnirchgasse 9 is set to become one of Vienna's must-see destinations. The sophisticated communication between TRIIIPLE's three towers symbolizes the type of social interaction available to all its residents: whether this is in the supermarket, one of the restaurants or cafés, or in one of the numerous open spaces between the towers or in the Schnirchgasse which will be extended into a lively square.

- TRIIIPLE Plaza with restaurants, cafés and shops
- Park-like open spaces
- Playgrounds, sports field



LOCATION MEETS LEISURE.

Time is precious and deserves to be put to pleasurable use. TRIIIPLE is ideally situated to go running in the glorious green spaces of the Prater park, to relax by the waterside, go for a stroll in Vienna's nearby city centre or head off for a weekend city break. It offers quick and easy access to a whole range of desired destinations: the towpath along the Donaukanal complete with cycle path is linked directly to the site; the extensive Prater park starts on the opposite side of the river; it takes just 7 minutes on the U3 subway line to reach Stephansplatz in the Vienna city and by car it takes 15 minutes to reach the airport from the underground car park.

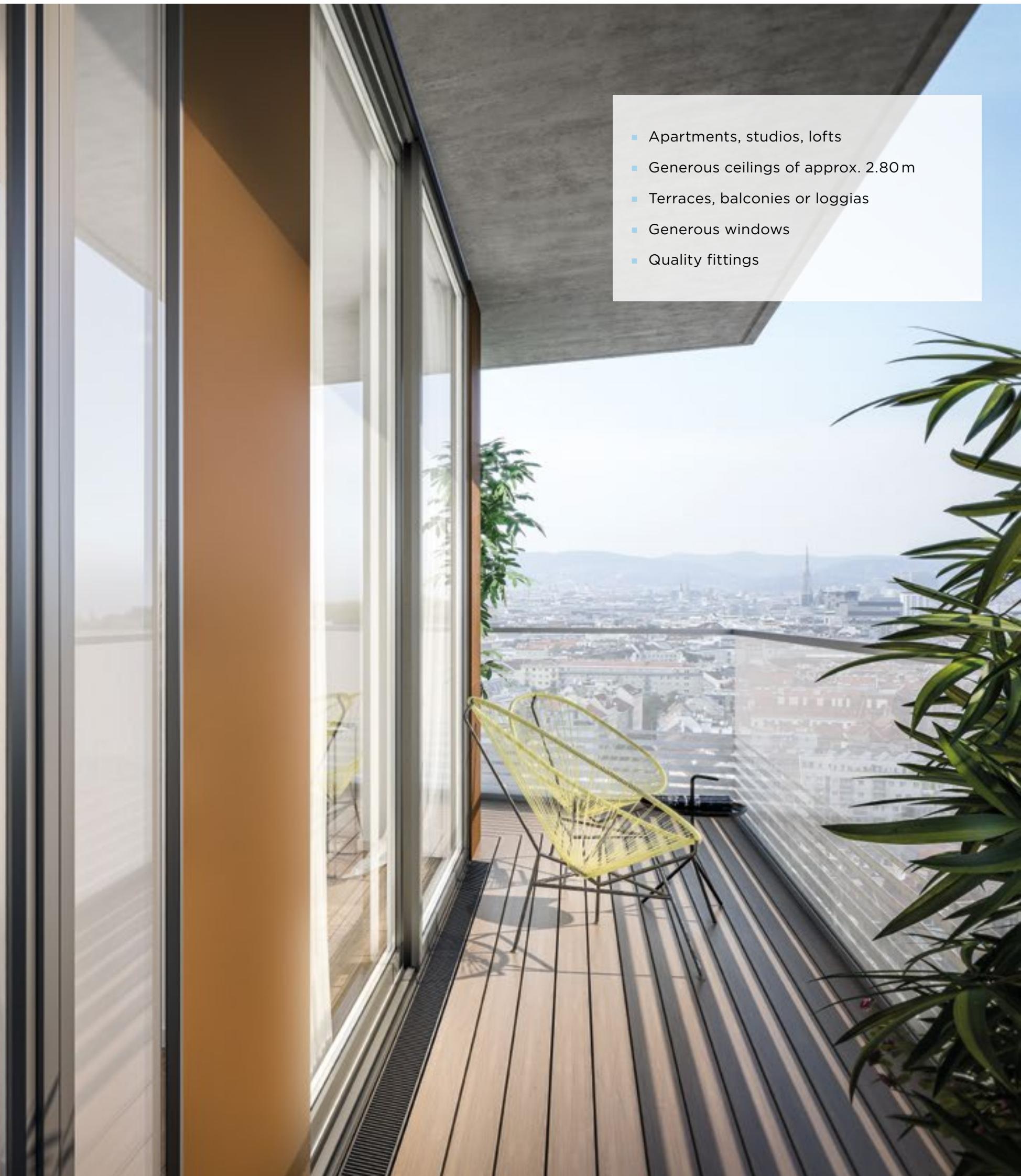
- Waterside apartments in a central location in Vienna's 3rd district
- The greenery of the gorgeous Prater park within walking distance
- Two subway stations (U3 Schlachthausgasse, U3 Erdberg) on your doorstep
- Ideal connections to the city centre and airport
- Direct access to the Donaukanal including cycle path

ELEGANCE MEETS DESIGN.

The apartments in TRIIIPLE are as varied as life itself. Whether a single apartment, family apartment, penthouse or loft – every TRIIIPLE home has a perfectly planned layout and generously high ceilings. The range of apartments runs from 40 m² to 165 m².

They have terraces, balconies or loggias and are wonderfully bathed with light thanks to the generous windows. The living spaces delight with their easy visuals and transparency together with the skilled use of quality materials.

- Apartments, studios, lofts
- Generous ceilings of approx. 2.80 m
- Terraces, balconies or loggias
- Generous windows
- Quality fittings



APARTMENTS
SPACE MEETS COMFORT.



TRIIIPLE apartments are planned to create as much space as possible devoted to wellbeing, even in layouts from 40 m² to 50 m². There is a selection of classic 2-room apartments available as well as individual mini-lofts. In each case there is an emphasis on the generous sense of space – no matter how compact the floor plan may be. Intelligent planning is able to offer a higher standard of comfort in all TRIIIPLE's apartments.

- 2-room apartments or mini-lofts from 40 m² to 50 m²
- Generous sense of space created by skilful design
- High ceilings, fittings and a private outdoor space create a higher standard of comfort



sample layout

FAMILY APARTMENTS

FAMILY LIFE MEETS THE HIGH LIFE .

TRIIIPLE's apartments are handsome and generously proportioned. TRIIIPLE offers modern solutions for the most wide-ranging housing requirements and for families needing layouts of up to 165 m²! The apartments are spacious and filled with light from generous windows as well as terraces or balconies on all sides.

The views are equally impressive in every direction as are the superior fittings with genuine wood flooring, quality tiling and ceramics. And of course TRIIIPLE's plans also include an on-site kindergarten as well as play and sports facilities.

- Flexible floorplans allow for apartments of up to 165 m²
- Generous windows, partial wraparound balconies
- Genuine wood flooring, quality tiling and ceramics
- Kindergarten, playgrounds and a sports field directly on site



FAMILY APARTMENTS
DREAMS MEET REALITY.



At TRIIIPLE everyone can choose their dream apartment with the requisite number of rooms and can even combine living and working in their home.

With the benefits of the infrastructure provided, the shops and restaurants as well as TRIIIPLE's attractively styled open spaces and its proximity to the Prater, here you will be able to find the perfect place to live, work and enjoy your leisure time.



sample layout



sample layout

PENTHOUSES
HEIGHT MEETS SPACE.

Penthouse apartments offer their residents a combination of opulent everyday living with urban luxury on the highest floors of TRIIIPLE. Thanks to intelligent floorplans, exclusive dual aspect apartments with breath-taking views have been created on the top floors.

The successful relationship to the city and the Prater park outside is enhanced by balconies on all sides as well as the generously high ceilings and extensive glazing.



sample layout



LOFT VIENNA MEETS LIFESTYLE.

Loft living has a fascination all of its own. In TRIIIPLE trendy and light-filled apartments are created without dividing walls that exude an almost limitless urban flair. These lend themselves equally well to an atmosphere of extravagant luxury or a more minimalist industrial style. TRIIIPLE's lofts provide the ideal blank canvas of either 75 m² or 125 m² to create a home that is a unique and personal work of art.



SUN MEETS FUN.

When the temperatures are rising in the warm months of the year, most people long to cool down with a refreshing dip in a pool: a wish that can be fulfilled instantly at the top of TRIIIPLE's Towers with its roof terraces featuring gorgeous rooftop pools. From here you can enjoy the summer and the magnificent view over the city any time you like.



LUXURY MEETS PRACTICALITY.

Everyone living at TRIIIPLE is able to enjoy living life to the fullest. So you can admire the sunset in the breath-taking view from your own balcony or from one of the **communal terraces**.

In the green spaces planned with a great love of detail you will find a chance to rest and relax. Sports facilities and playgrounds are also provided.

The **TRIIIPLE Plaza** with its numerous cafés, restaurants and shops is the ideal place to meet your friends, family and neighbours – because TRIIIPLE achieves the harmonious combination of modern urban living with the intimacy of a charming local neighbourhood. Its architecture has been

carefully thought out to offer plenty of scope for social interaction and regular exchange with your neighbours.

Anyone living in one of the more compact apartments has the chance to feel like they are living in a villa – because the brilliantly equipped **Trilliple Event Kitchens** and the charming **Party & Barbecue Lounge** can be reserved at any time for parties and events.

The **TRIIIPLE Salon with Library** is like an extended living room – in case you long for peace and quiet beyond your own four walls.

A **concierge** is available to all TRIIIPLE residents to take care of post, deliveries and other requests.

WELCOME TO TRIIIPLE – YOUR NEW HOME!



THE PERFECT LOCATION X 3.

TRIIPLE → Prater park

→ Vienna airport

→ Stephansplatz

→ Main station

→ University of Economics & Business

approx. 5 min.

approx. 15 min.

approx. 10 min.

approx. 13 min.

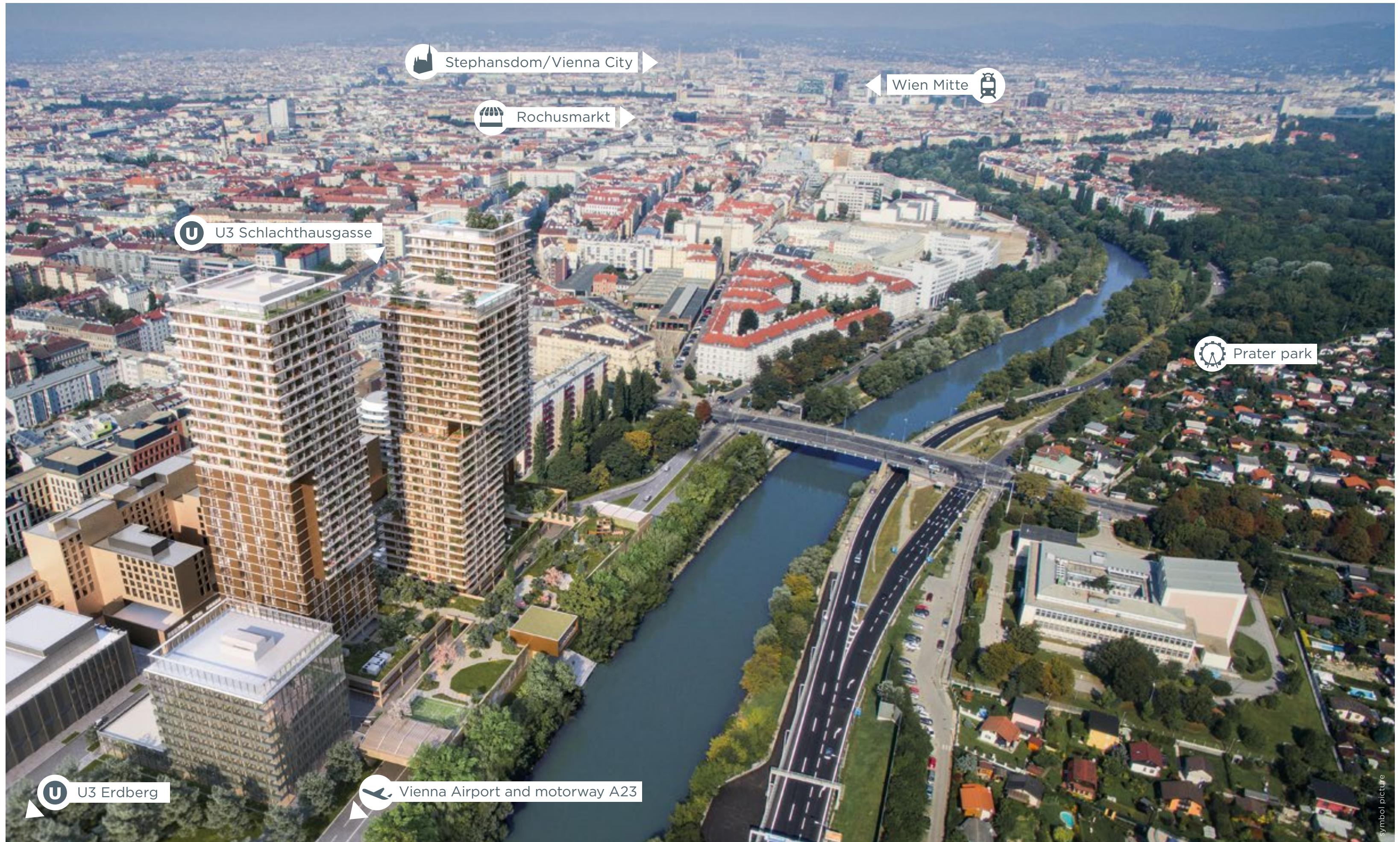
approx. 11 min.

approx. 3 min.

approx. 25 min. CAT (Wien Mitte)

approx. 15 min.

approx. 14 min.





INVESTMENT MEETS SECURITY.

For many years Vienna has led Mercer's quality of living ranking* as the best city in the world to live in. Vienna also shows particularly strong growth among Europe's capitals and, thanks to the stability of its property values, it has become extremely attractive to investors.

More and more people are putting their money into property as a secure and stable investment. An investment apartment is an asset that offers protection from inflation and is secured by being entered on the property register. In the long term an investment apartment can provide a guaranteed income through indexed tenancy agreements. As well as tax advantages, one can also expect to make a solid return.

The key facts at a glance:

- Prime location in Vienna's central 3rd district, on the Donaukanal between the Prater and the city
- Directly served by public transport using U3 subway stations Erdberg and Schlachthausgasse
- Perfect infrastructure and local shopping
- Close to Vienna's University of Economics and Business
- High standard of living with added value due to the comprehensive services as well as leisure and communal spaces
- Skillfully thought-out room plans also offer attractive solutions for smaller investme

Further information about investment apartments can be found at: www.triiple.at/living/vorsorge

* Mercer Quality of Living Survey 2017

ARE MEETS SORAVIA.

ARE Austrian Real Estate GmbH is one of the largest property owners in Austria. As the lessor of about 1.6 million m² with a market value of EUR 2.5 bn, ARE guarantees the highest level of stability, security and individuality.

The portfolio encompasses about 550 prime office, residential and development properties.

In addition, ARE Austrian Real Estate Development GmbH, a fully-owned subsidiary of ARE, develops urban districts and privately financed residential projects on its own or in cooperation with partners.

www.are.at

SORAVIA is an innovative family business operating in property development and real estate related service industries.

With more than 550 completed projects and a project volume of 5 billion Euro, SORAVIA is one of the leading real estate development companies in Austria, Germany and CEE. The company's greatest strength lies in its comprehensive range of real estate services – from site analysis through construction to asset and facility management. In this way clients are ensured optimal management of their real estate arrangements and the sustained success of their investment.

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The developer reserves the right to make alterations to the project.

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TRIIPLE

STADT. LAND. FLUSS.

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REAL
ESTATE

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