

THE FUSION

ENJOY THE UNEXPECTED

KETTENBRÜCKENGASSE 22
VIENNA IV



THE FUSION

by Winegg

46 EXCLUSIVE CONDOMINIUMS

2 COMMERCIAL PROPERTIES

SIZES FROM 50 TO 170 M²

2-4 ROOMS

LUXURIOUS DÉCOR

BALCONIES, TERRACES, ROOF AND GARDEN TERRACES

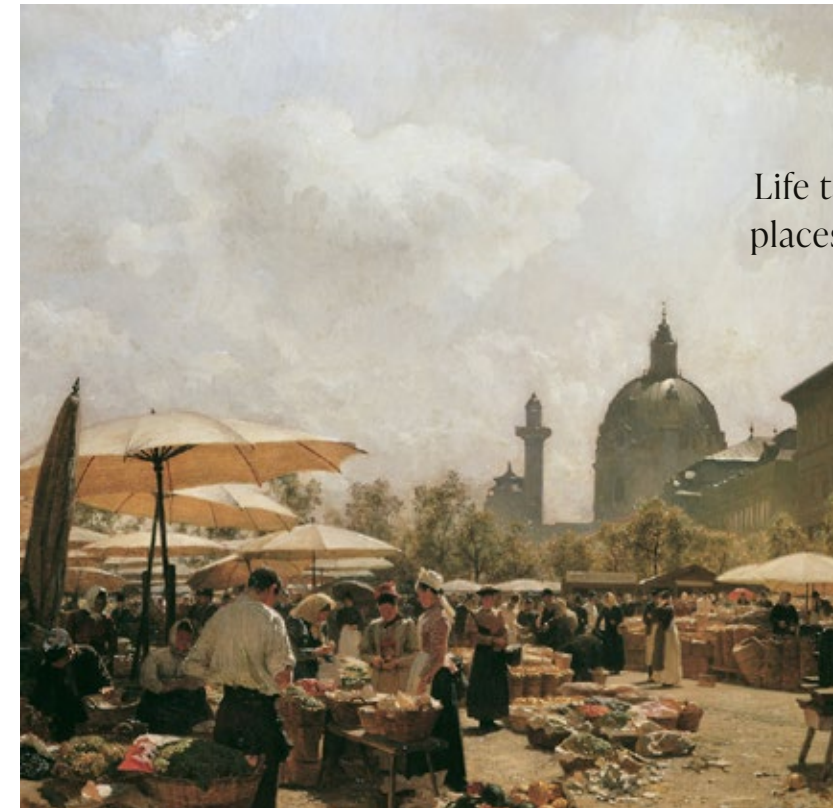
ESCAPE THE ORDINARY

We would like to take you on a journey to a mysterious world full of surprises, one that captivates you with successful compositions of traditional and modern, familiar and unexpected, private and panoramic. Located directly at the Naschmarkt, THE FUSION by WINEGG is an impressive synthesis of different influences, bringing together the best of several eras. In a central setting, residents encounter new facets of exciting fusions at every turn, helping them to forget their everyday worries.

Enjoy innovation, sustainability, and craftsmanship par excellence and discover a new dimension of comfort in the heart of Wieden, encompassing and artfully uniting all aspects of life into an unexpected and extraordinary symbiosis.



EPC: HWB: 17,18 KWH/M PER YEAR, F_{GES} 0,698



Life takes us to unexpected places. Be open to whatever comes next!

EXPLORE THE UN- EXPECTED

Wieden is varied and vibrant, modern and historical, full of culture and joie de vivre – a classy part of town for individualists seeking something special. Vienna's diverse 4th district has a magical pull on residents and visitors alike, offering a world full of surprising impressions. Embark on a voyage of discovery for all your senses through the area around the Naschmarkt and explore what warms your heart, tempts your nose, and invigorates your soul, as well as the best places to eat and relax. Immerse yourself in the unexpected variety of the attractive neighbourhood and enjoy the district in all its fullness – from the old Viennese flair of the magnificent Wienzeile Boulevard, in large part impressively designed by Otto Wagner, to the lively, bustling activity at the Naschmarkt, which exudes the aroma of the great wide world and need not shy away from comparisons with a Middle Eastern bazaar. Everything invites you to celebrate life: first-class restaurants, trendy bars, relaxing cafés, and wonderful spots to linger, combining the best of the past and the present.

Taste the Fusion

Bric-a-brac, art, and cuisine

In recent years, a thriving gastronomic scene has developed around Vienna's largest market. The Naschmarkt itself is not only one of the best places for fresh fruit, vegetables, fine meats and sausages, and delicious fish: an iconic flea market with antiques of all kinds has been held here every Saturday since the 70s.

ON THE WIENZEILE BETWEEN GETREIDEMARKT
AND KETTENBRÜCKENGASSE
STALLS: MON-FRI 6 AM-9 PM, SAT 6 AM-6 PM



Deluxe delicatessen

Customers are spoilt for choice at "Pöhl am Naschmarkt". The delicatessen tempts you with specialties from all over the world: from Piedmont truffle pasta to Bordeaux sweet wine to Tyrolean gourmet cheese balls.

NASCHMARKT 167
MON-FRI 9 AM-7 PM, SAT 8 AM-6 PM
WWW.POEHL.AT



Vibrant shopping scene

The handmade delicacies of the Chocolaterie Pâtisserie Fruth at the top end of Kettenbrückengasse fascinate all your senses. Hip concept stores by Bananas, Salner, Anna Stein, and Madame with a mission impress everyone from fashionistas to interior design enthusiasts. StattGarten offers select natural cosmetics. Henzls Ernte has seasonal specialties for sale.

KETTENBRÜCKENGASSE
OPENING HOURS VARY

For coffee junkies

No matter if you have a portafilter, mokka pot, or filter coffee machine at home, or consider yourself to be more of an espresso or melange person, coffee aficionados get their money's worth at "Alt Wien".

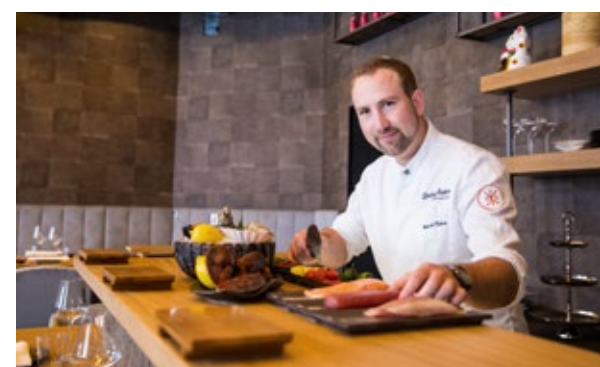
SCHLEIFMÜHLGASSE 23
MON-FRI 10 AM-6 PM, SAT 10 AM-4 PM
WWW.ALTWIEN.AT



Say cheese

In "Käseland", one of Austria's best cheese specialists there is a seemingly endless assortment of hard, soft, and mould cheeses made from cow, sheep, and goat milk – all produced by select Austrian and international manufacturers.

NASCHMARKT 172-174
MON-FRI 11 AM-11 PM, SAT 8 AM-11 PM
WWW.KAESELAND.COM



Star sushi

An overlooked gem at the heart of Vienna's 4th district: Dining Ruhm serves Austrian and international fusion cuisine of the highest order. The brothers Sascha and Marcel Ruhm shine in their restaurant and bar with a local interpretation of Japanese-Peruvian Nikkei food.

LAMBRECHTGASSE 9
TUES-SAT 11 AM-11 PM
WWW.DININGRUHM.AT



Fancy fish

Anyone who really wants to eat well in Vienna will inevitably end up at Umar, where Erkan Umar and his team not only sell but also prepare the best fish: from creative seafood appetizers with a Mediterranean or Asian twist to whole fish from the grill.

NASCHMARKT 76-79
MON-FRI 11 AM-11 PM, SAT 8 AM-11 PM
WWW.UMARFISCH.AT



THE FUSION

Highlights

- CAFE ALT WIEN
- UMAR FISCH
- KÄSELAND
- PÖHL AM NASCHMARKT

Walking Distance

- NASCHMARKT - 1 MIN.
- MARIAHILFER STRASSE - 8 MIN.
- KARLSPLATZ - 11 MIN.
- STAATSOPER - 15 MIN.

Public Transport

- U4 KETTENBRÜCKENGASSE - 1 MIN.
- 59A PRESSGASSE & SCHÖNBRUNNER STR. - 3 MIN.
- U3 NEUBAUGASSE - 12 MIN.
- U1/U2/U4 KARLSPLATZ - 13 MIN.





DISCOVER UNIQUE LUXURY

Kettenbrückengasse, which runs directly into Wienzeile and the Naschmarkt, was built in 1827 on the site of the kitchen gardens next to the Heumühle (originally a watermill) and is today a trendy area with interesting shops. Charming Biedermeier houses and fin-de-siècle buildings characterise the historic street's appearance and gradually reveal its astounding highlights. Behind its elegant entrance, the luxuriously revitalised Biedermeier house at Kettenbrückengasse 22 keeps a fascinating secret. An astonishing world of its own appears here unexpectedly: Within just a few steps, you are transported from a busy street to an exclusive oasis of peace and serenity. The cosy inner courtyard offers a relaxing atmosphere, particularly in summer, and invites residents to linger for hours. Fashionable railings decorate the outdoor areas of the apart-

We are committed to traditions, nevertheless we believe in the power of imagination, in innovations that excite and surprise!

ments, and green areas act as idyllic eye-catchers, underscoring the peaceful character of the inner courtyard. The play of light and shadow under the lime tree's leafy canopy is particularly charming and pleasant. In a respite from the urban bustle, here you can enjoy an exceptional feeling of intimacy, accompanied by the soothing twittering of the birds. THE FUSION by WINEGG combines functionality with sophistication and thus deliberately creates something out of the ordinary. The first-class residential complex is just waiting now to pamper its demanding audience and breathe new life into the flair of bygone eras. Each type of apartment boasts unique advantages and follows the principle of providing its future occupants with maximum comfort. Step in and breathe easy, in a building that honours the past and celebrates the future.



2 Roomy
UNEXPECTED
OPPORTUNITIES



Smart luxury: discover a home with unlimited possibilities. Thanks to clever interior designs and an optimal use of space, everyone can live out their own style in the high-end apartments. For comfort is not a matter of square metres, but intelligent planning.

Two living rooms and attractive outdoor areas offer many opportunities for comfortable living. The living and dining areas merge seamlessly and are separated from the private bedrooms and bathrooms. In the private gardens and on the balconies facing the green inner courtyard, you can relax, unwind, and indulge in luxury.



Striving for excellence and love for perfection – that's what drives us forward.





We're building dreams - with passion and imagination.

Exceptional planning makes enjoying a stylish and splendid sense of comfort possible: living, kitchen, and dining areas as gathering spaces, and master areas as private retreats.

Thanks to their iconic design, intelligent floor plans, and smart features, the three-room apartments exceed urban expectations. Every apartment boasts two bedrooms, each with a private en-suite bathroom - perfect for living life at your own pace. Living, eating, and dining merge together seamlessly. The large-scale windows lend style-setting elegance and a roomy atmosphere. Attractive balconies and terraces provide a view and impressively extend the living area outdoors.

3 Roomy SENSE OF ENJOYMENT



Penthouse
**EXCEPTIONAL
 LIFESTYLE**

Expansive rooms, lofty roof terraces, and stunning views: The penthouse on the top floor is the epitome of spaciousness and freedom, both indoors and outdoors. The modern penthouse apartment impresses with high-quality furnishings and technology, allowing you to experience genuine taste and sophistication on more than 170 square metres across four rooms. The architectural design is based on the organising principle of openness. The active and social life of the apartment takes place in

a large, roomy living area. Spacious bedrooms and two en-suite bathrooms form a separate unit, which, thanks to its autonomy, makes for a first-class retreat – a place where you can relax your mind and body. Floor-to-ceiling windows create a seamless transition between indoors and outdoors, offering an unlimited sense of space, full of light and atmosphere. The exclusive and expansive roof terrace is an unforgettable experience and a place where you can enjoy freedom amid urban life.

EMBRACE THE UNEXPECTED



THE FUSION by WINEGG takes you by surprise with a green, elongated inner courtyard enclosed by gardens, balconies, and terraces. The various outdoor areas exude a unique atmosphere as exquisite oases of relaxation in the city centre. Luscious foliage and fragrant flowers evoke images of faraway worlds and combine to form a private retreat in the Viennese metropolis.

In the penthouse, the spacious roof terrace opens an unexpected expanse in the midst of the city. Here you get a marvellous view of Vienna's spectacular roofscape from the sixth to the first district – from monumental late-historicist apartment buildings and the Majolikahaus in art nouveau style to Vienna's landmark, St. Stephen's Cathedral. Warm summer nights see while away the evening on your own island of tranquillity. Whether there are clouds obscuring the moon, or the sky promises a starry night, the lights of the metropolis on the Danube are always a source of enjoyment and add shimmering accents to the darkness all around.





Every old building has a story to tell and a lesson to teach!

THE STORY BEHIND

The name Kettenbrückengasse comes from the "Kettenbrücke", or chain bridge, built in 1830 over the Wien River (which at that point had not yet been covered over). It was a very modern bridge design for Vienna at the time. The historic street connecting Margaretenstraße with Wienzeile traces back its origins to the 19th century on the site of the former archiepiscopal kitchen gardens and is primarily characterised by charming three- and four-storey Biedermeier houses and fin-de-siècle buildings.

Rich in history, the building with a magnificent facade at Kettenbrückengasse 22 also belongs to the Biedermeier period, having been built by the owner Friedrich Sträussle in 1827. The rear wing of the building was added during the Wilhelminian period, at the end of the 19th century (1892). This wing facing the courtyard has always been used as a commercial building, while the wing facing the street has always been home to shop space on the ground floor and apartments on the upper floors. During the contemporary renovation and careful modernisation of THE FUSION, particular attention has been paid to respectfully preserving the valuable historic character of the building, both inside and out.



SUSTAINABILITY MATTERS

The main aim of THE FUSION by WINEGG is to create sustainable living space for many generations to come. Thus the planning, construction, and operation of the building are based on the highest ecological, economic, socio-cultural, and functional quality. That the building meets these quality criteria at a very high standard is attested by the DGNB Gold certificate it received from the globally recognised “Deutsche Gütesiegel für Nachhaltiges Bauen” (German Sustainable Building Seal of Approval). With the resource-efficient renovation and the DGNB award, the building developer is investing in the long-term appreciation and promising future of the building and creating lasting values for future generations.

THE FUSION by WINEGG is also based on an innovative design in the form of flexible floor plans. According to the principle of “design for many generations”, minor adaptations can be made in the event of altered living conditions without the need for major changes to the structure, fittings or insulation.





The Joy of Sustainability

RESOURCE-EFFICIENT RENOVATION OF EXISTING BUILDING STOCK

SUSTAINABLE URBAN DENSITY

ECOLOGICAL MATERIALS

OPTIMISATION OF ENERGY CONSUMPTION

IMPROVEMENT OF MICROCLIMATE THANKS TO GREEN OASIS IN THE INNER COURTYARD



FIND THE UNEXPECTED

Enjoy the unique symbiosis of high-quality period architecture and modern technology: In THE FUSION by WINEGG, design and functionality find their most beautiful expression - with the goal of pleasing all your senses. The historically accurate green metal roof catches the eye on the outside and lends the entire building an invigorating freshness. Exquisite materials and a feel for creating the perfect ambience

breathes a touch of exceptional luxury into the exclusive apartments. When it comes to the quality of our immediate living space, which should also be pleasant

to live in for generations to come, then only the best of the best is good enough. Elegant colour accents give expression to timeless understatement and lend the unique rooms an atmosphere of spaciousness and light. High-quality herringbone parquet brightens up the living areas on the standard floors with its striking appearance and relaxing effect. The top floor is covered in wood flooring, which successfully combines design and material to create a natural atmosphere. Spacious rows of windows with

classically elegant sash bars masterfully underscore the exclusive nature of the building, both inside and out. Thanks to air-conditioned living spaces on the top floors, you can always kick back and relax in a refreshing and calming environment. In the bathrooms, exquisite furnishings and fittings by renowned manufacturers are sure to stand out. The stylish interior of the bathroom is by timelessly beautiful Italian

porcelain stoneware. Pearl-gold railings embellish the outdoor areas while also functioning as a valuable design element. They owe their exceptional elegance to

soft curvatures and the highest precision of workmanship. Entrance doors that meet current security standards and an intercom system with optional video function provide for a safe home. A convenient parcel box system makes receiving large items. Last but not least, the mobile app "puck" meets modern needs: The innovative tool supports communication with the building management and provides you with up-to-date information on the building in real time.

For us, luxury means that we are only satisfied with the best. We don't think in frames, but beyond borders.



WE ARE AT YOUR SERVICE!

FOR SALE BY



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The best things that happen to us are unexpected.

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