



TRIPLE

STADT. LAND. FLUSS.



CITY MEETS PRATER.

Perfection, unity and harmony – directly on the Donaukanal, TRIIPLE harnesses the power of the symbolic number three combining modern living, working and leisure. The design by the acclaimed architects Henke Schrieck 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.



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 a **fully equipped premium Event Kitchen**.

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 park-like 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.



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 TRIIPLE are as varied as life itself. Whether a single apartment, family apartment, penthouse or loft – every TRIIPLE home has a perfectly planned layout and generously high ceilings. The range of apartments runs from 35m² to 165m². 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.



TRIIPLE apartments are planned to create as much space as possible devoted to wellbeing, even in layouts from 35m² to 50m². 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 TRIIPLE's apartments.

- 2-room apartments or mini-lofts from 35m² to 50m²
- 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 165m²! 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 165m²
- 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.



- Penthouses with breath-taking views
- Surrounding balconies
- Generously high ceiling of approx. 2.80m
- Extensive glazing

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.



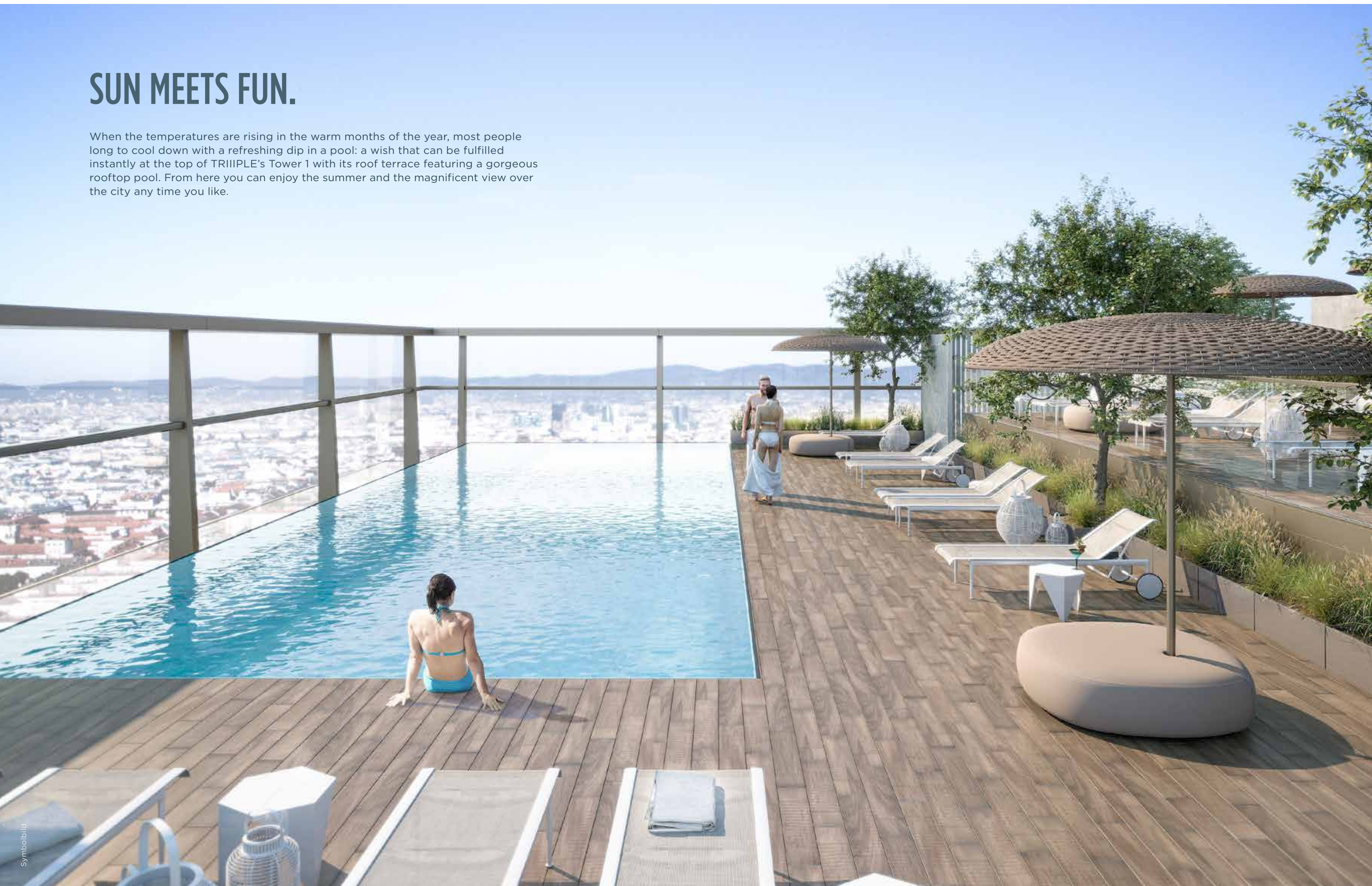
sample layout

LOFT VIENNA MEETS LIFESTYLE.

Loft living has a fascination all of its own. In TRIIPLE 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. TRIIPLE's lofts provide the ideal blank canvas of either 75m² or 125m² 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 Tower 1 with its roof terrace featuring a gorgeous rooftop pool. 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 **Trillple Event Kitchen** 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	_____	🚶 approx. 5 min.	🚲 approx. 3 min.
→ Vienna airport	_____	🚗 approx. 15 min.	🚆 approx. 25 min. CAT (Wien Mitte)
→ Stephansplatz	_____	🚶 approx. 10 min.	🚲 approx. 15 min.
→ Main station	_____	🚲 approx. 13 min.	🚶 approx. 14 min.
→ University of Economics & Business	_____	🚲 approx. 11 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.triiiple.at/living/vorsorge

* Mercer Quality of Living Survey 2017

ARE MEETS SORAVIA.

ARE Austrian Real Estate GmbH is one of Austria's largest property owners. Its portfolio contains premium office, apartment and development properties. The current market value of its holdings is over two billion Euro.

ARE DEVELOPMENT is a subsidiary of ARE specializing in development projects with a proven track record of expertise in realizing high value housing projects.

By 2020 ARE will invest up to two billion Euro in developing building or purchasing around 10,000 privately financed rental and owner-occupied apartments across Austria.

With more than 550 projects already realised and a project volume of over 4.3 billion Euro the **SORAVIA GROUP** is one of Austria's leading developers of property projects.

In the years to come this family business will turnover large scale property projects with a total volume of over 1.2 billion Euro in Vienna.

SORAVIA GROUP's strength is its comprehensive portfolio of services covering all aspects of the property sector – ranging from site analysis and construction to ongoing support and valorisation. In this way clients are guaranteed that their property receives optimum care and the lasting success of their investment is secured.

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

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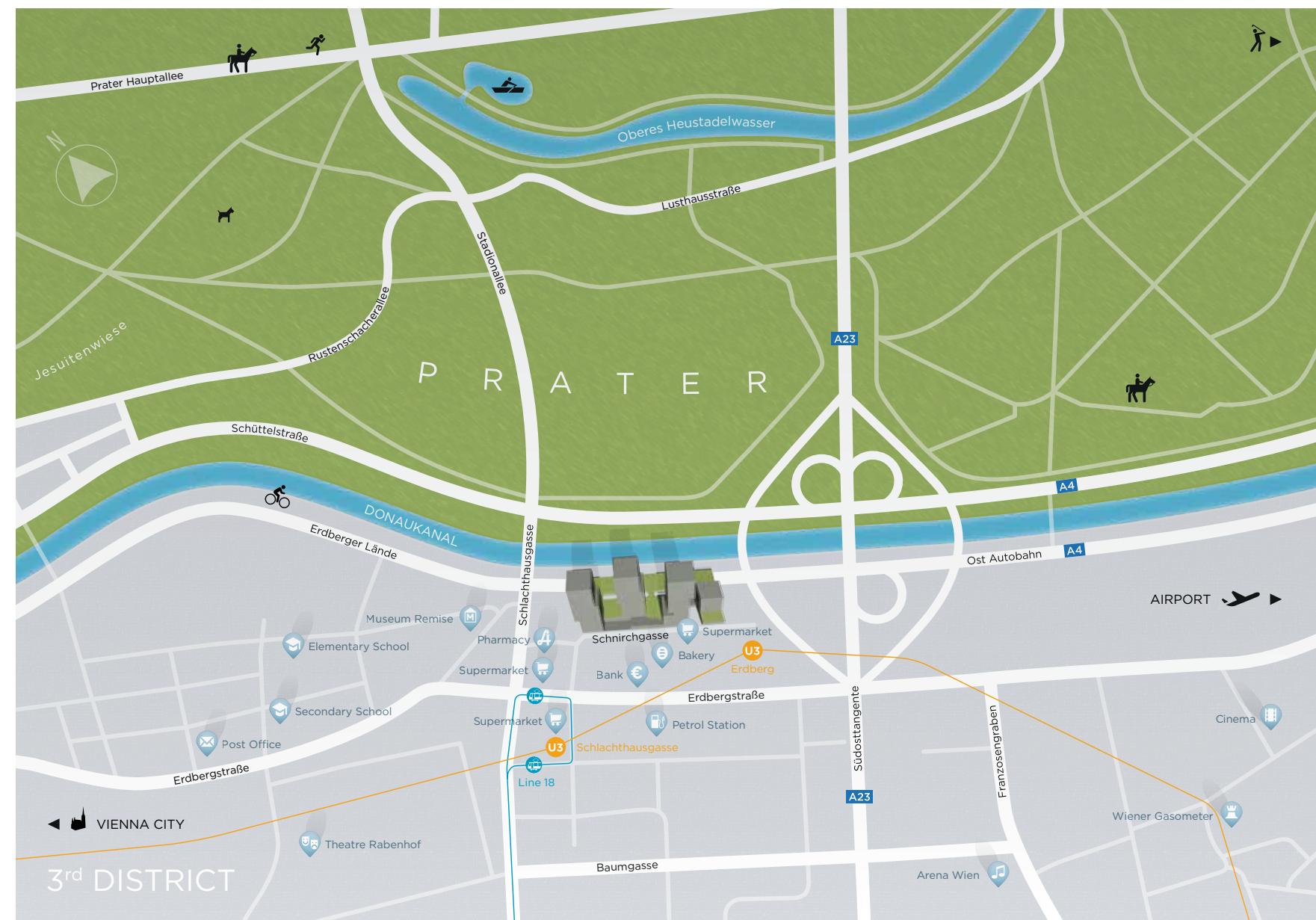
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STADT. LAND. FLUSS.

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