

III
PARKRING
TOWER
1010



PARKRING 12

**LIVE & WORK
AT STADTPARK**

CUUBUUS ARCHITECTS & DEVELOPERS



HIGH-QUALITY RESIDENCE IN THE HEART OF THE CITY

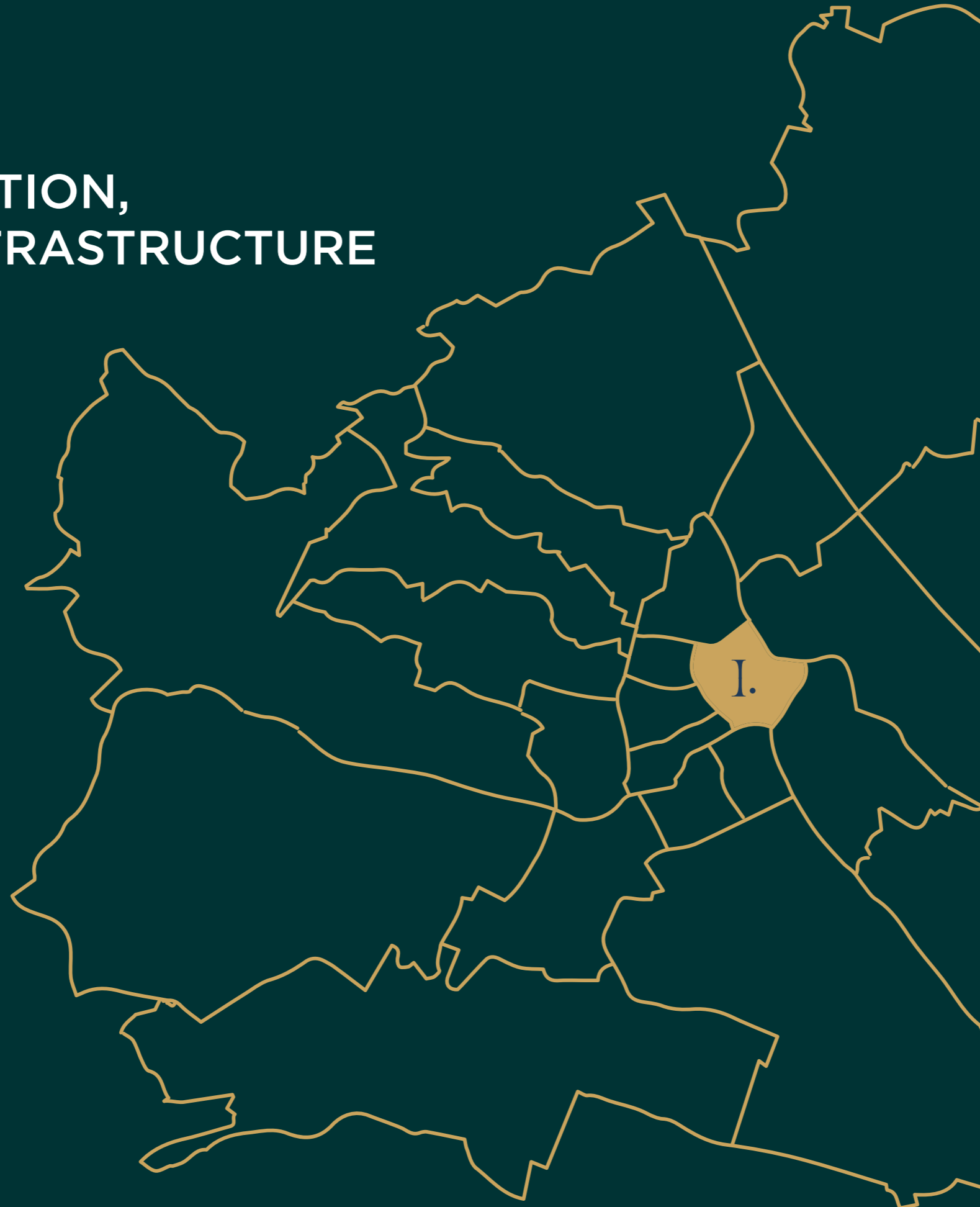
UPSCALE LIVING, URBAN LIFESTYLE

In the middle of Vienna's 1st district, in a central location between Wien Mitte and Stephansplatz - this is how you enjoy city life. The **PARKRING TOWER** is located at the noble address Parking 12. This existing mixed-use building previously housed attractive flats as well as offices and the „Hotel Parking“. Now, 9 exclusive condominiums, each with a living space of 55 to 129 square metres, are being created on the second floor. Situated in an attractive location directly on the Ring, future residents will be able to enjoy the green space and recreational area of the beautiful Stadtpark right on their doorstep, as well as the pulsating city life of the capital.

THE IDEAL TYPE OF APARTMENT FOR EVERY INDIVIDUAL NEED

With its mix of flats ranging from 2 to 4 rooms, the **PARKRING TOWER** is ideal for singles with discerning tastes as well as couples looking for plenty of space and development. Well thought-out floor plans, state-of-the-art fittings, high-quality materials and, last but not least, amenities such as underground parking, lifts and the in-house concierge service make this project an absolute dream to live in. Some of the units also offer attractive terraces, which add to the unique flair and immediate proximity to the Stadtpark.

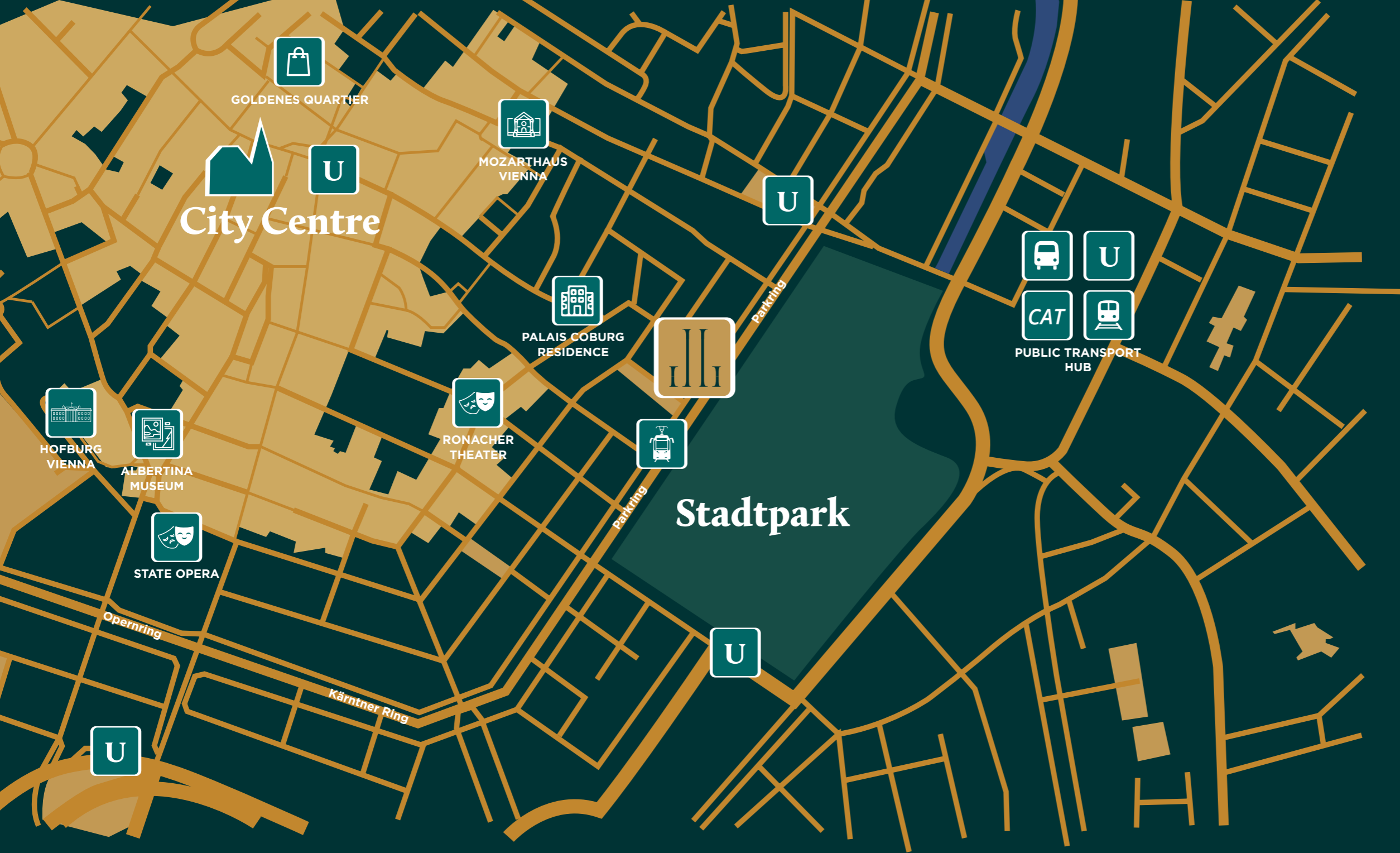
VIENNA: PERFECT LOCATION, EXCELLENT INFRASTRUCTURE



UNESCO World Heritage Site

Since 2001, the historic centre of the city, specifically the entire 1st district, the Ringstrasse and adjoining areas, has been a UNESCO World Heritage Site. This limits the development of residential space within the Ringstraße. Buying an apartment in this location is like owning a precious gemstone, which makes the **PARKRING TOWER** project an incomparably rare commodity and this address an absolute prime location.






 ST. STEPHEN'S CATHEDRAL
 10 MIN. WALK



AIRPORT VIENNA

CAT
 BY TRAIN 16 MIN. BY CAR 22 MIN.



GOLDENES QUARTIER
 LUXURY SHOPPING
 10 MIN. WALK



STADTPARK
 JUST ACROSS
 PARKRING

THE FIRST ADDRESS WHEN IT COMES TO LIFESTYLE

With the **PARKRING TOWER's** prime location, you're well connected: In addition to connections to all means of public transport, you are also just a few minutes' walk directly to Vienna's Stephansplatz, whose cathedral is one of the most famous landmarks of our federal capital for a good reason. You couldn't be more central than right in the heart of the action. Welcome to the cosmopolitan city, come home to the first district.



ENVIRONMENT & AMBIENCE



CULTURAL ENJOYMENT AND LEISURE ACTIVITIES

With the Stadtpark opposite, there are sports and relaxation opportunities right on your doorstep. In addition, numerous sights that make the federal capital so liveable and world-famous are just a few minutes' walk from the **PARKRING TOWER**: the State Opera, St. Stephen's Cathedral, the Hofburg, the Spanish Riding School, the Albertina, the Museum of Art History and Natural History, the Parliament, the Burgtheater and the National Library leave nothing to be desired and offer cultural enjoyment for every taste.

QUICK ACCESSIBILITY & BEST SURROUNDINGS

SHOPPING, BRANDS & LEISURE

The countless boutiques in the first district invite you to stroll and wander. The small shops on Wollzeile, the many high-quality brands around Stephansplatz and the exclusive shops on Graben, Kohlmarkt and the Goldenes Quartier will make any shopper's heart beat faster. For a short break in between, there are numerous nice bars for a glass of prosecco or a quick espresso.



FROM BUSINESS MEETINGS TO AFTER WORK

The Parkring is also very well connected professionally. Countless law firms and practices are represented in the first district, and well-known companies have their headquarters here. For all those who have to travel frequently for work reasons, the airport and railway station are not far away. With the connection to the Ring, the Lände in the immediate vicinity and thus the quick accessibility of the motorway, fast progress is guaranteed.





MODERN FLAIR &
STATE-OF-THE-ART DESIGN



APARTMENT TYPES & FIRST- CLASS AMENITIES

THE RESIDENTIAL SOLUTION FOR YOUR LIVING STATUS

The different flat types range from the functionally cut 2-room flat to the spacious 3-room unit with room for the whole family to the exclusive 4-room dream with a view over the city. The choice is yours - in every case with top fittings and the highest quality materials.



ELEGANT AMBIENCE, FUNCTIONAL TECHNOLOGY & LIVING COMFORT AT THE HIGHEST LEVEL

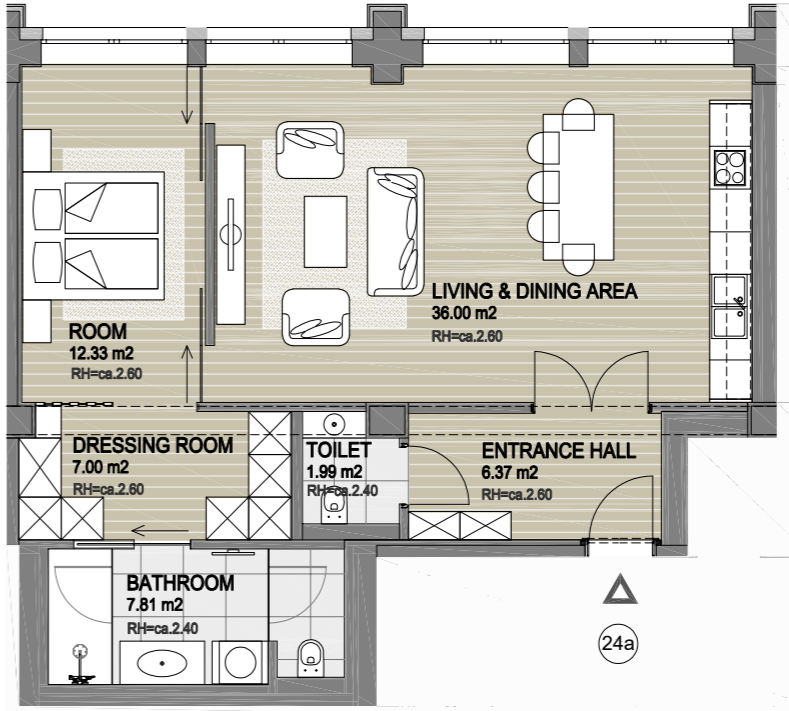
PARKRING TOWER combines convincing functionality with sophisticated design language: exclusive flair and top location paired with the Premium League in terms of fittings: parquet floors, underfloor heating and state-of-the-art bathrooms with top-quality ceramics ensure a feel-good ambience and contemporary comfort. Some of the flats have generous open spaces, and the building's own underground garage and lift offer unrestricted quality of life. A concierge service takes care of the small and large needs of the residents and rounds off the upscale residential package.

FLOOR PLANS



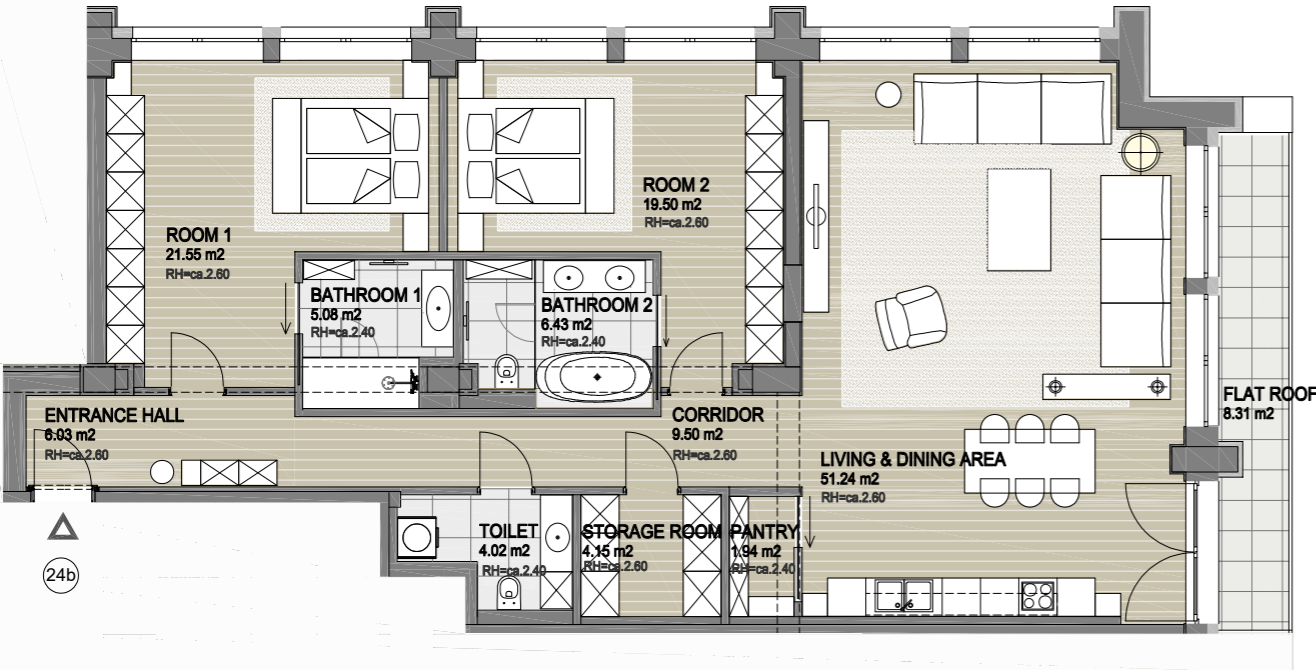
Top 24a | 71,50 sqm

Functional living concept with spacious eat-in kitchen

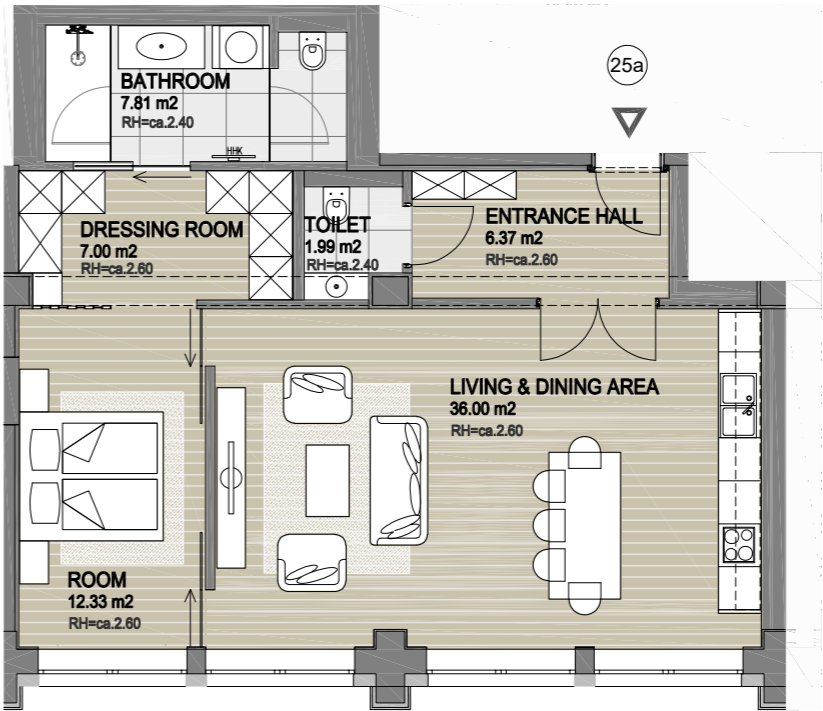


FLOOR PLANS

Top 24b | 129,44 sqm
Residential paradise with roof terrace



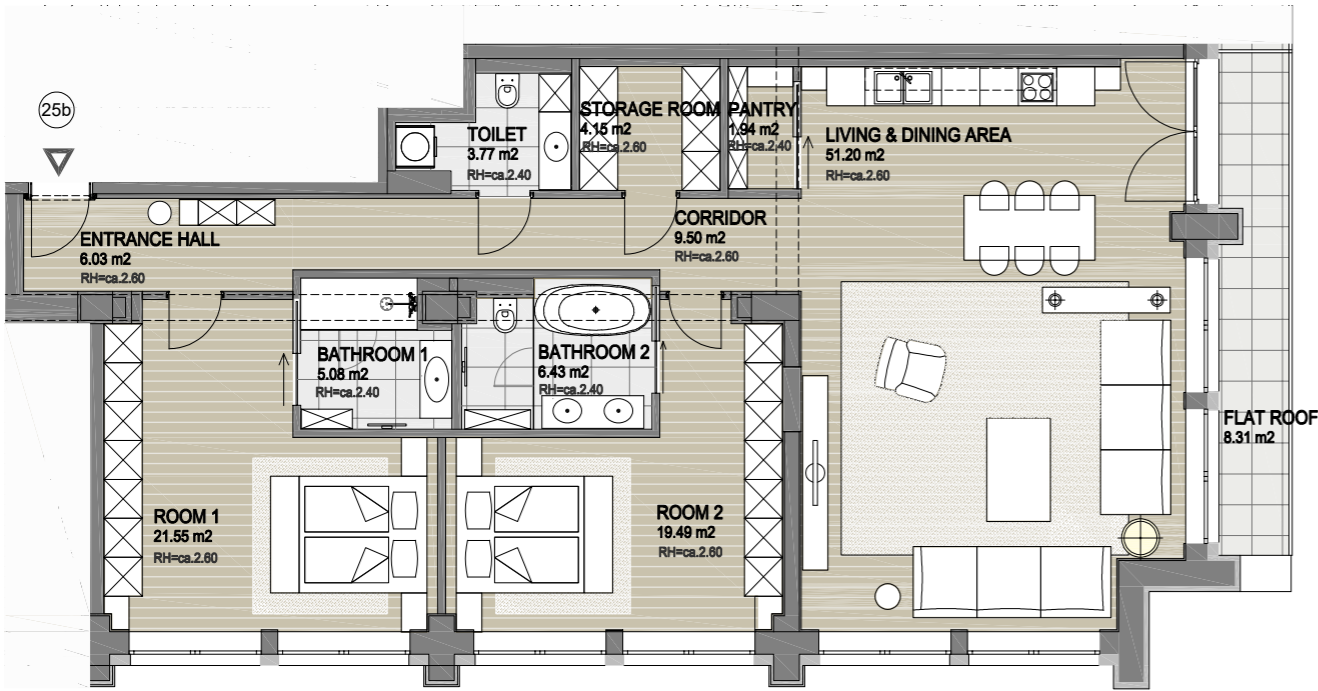
Top 25a | 71,50 sqm
Modern living with well thought-out room concept



FLOOR PLANS

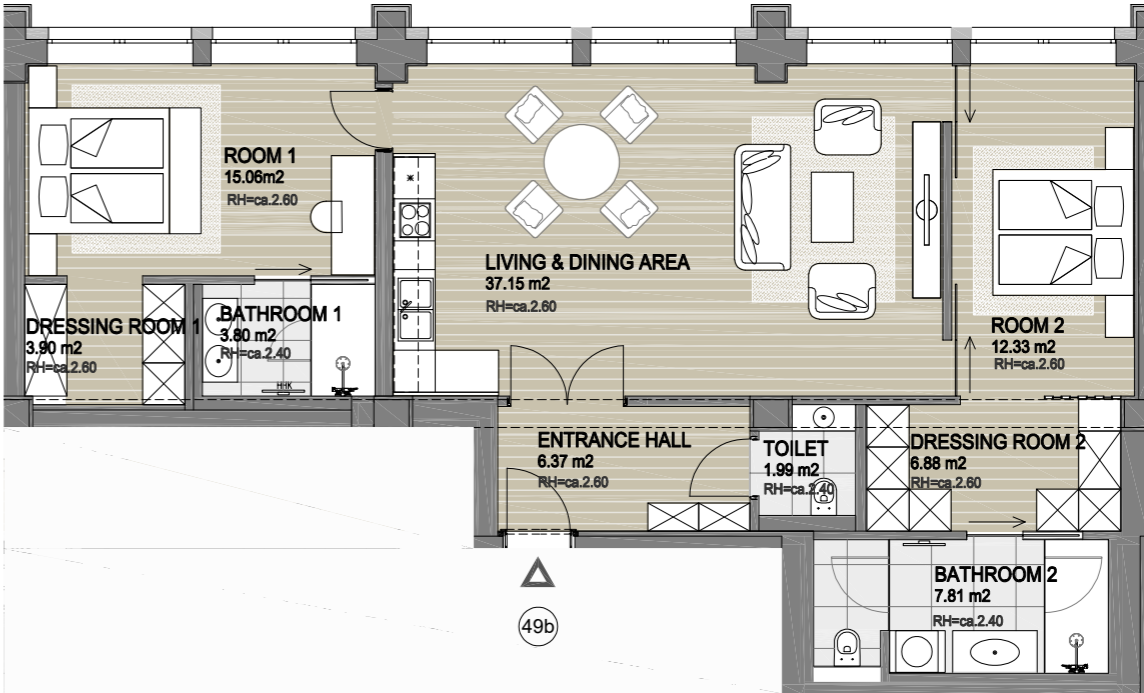
Top 25b | 129,14 sqm

Family flat with plenty of space and accessible flat roof



Top 49b | 95,29 sqm

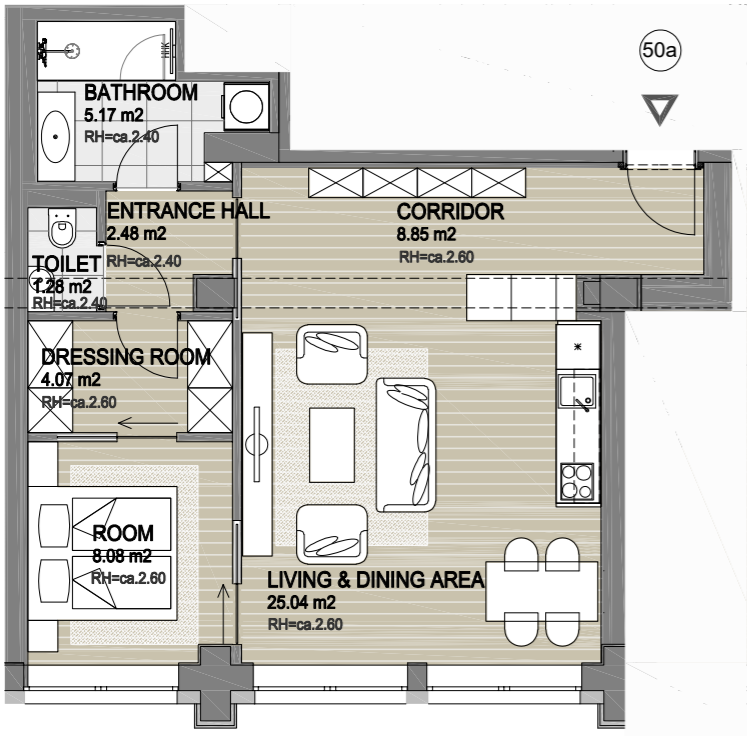
4-room unit with plenty of storage space



FLOOR PLANS

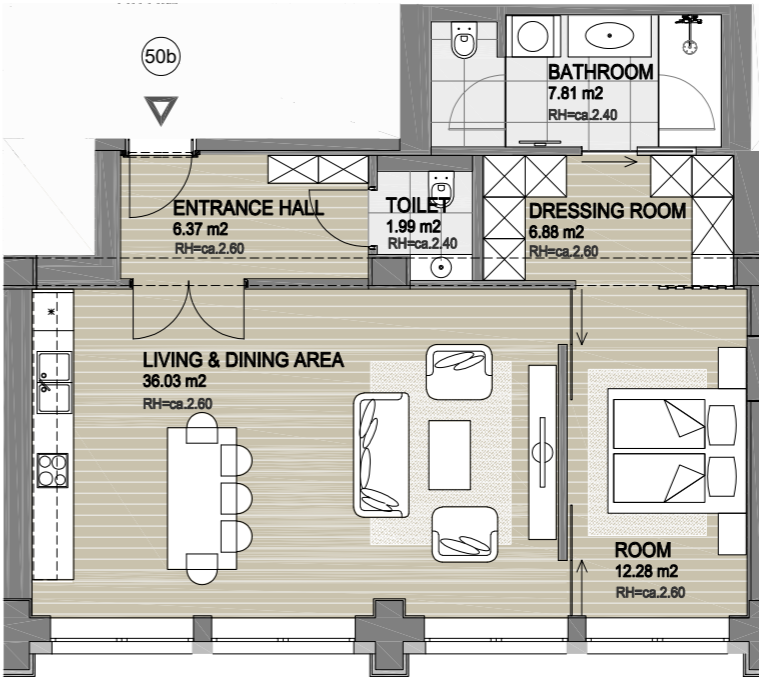
Top 50a | 54,97 sqm

Living dream for spending cosy hours



Top 50b | 71,36 sqm

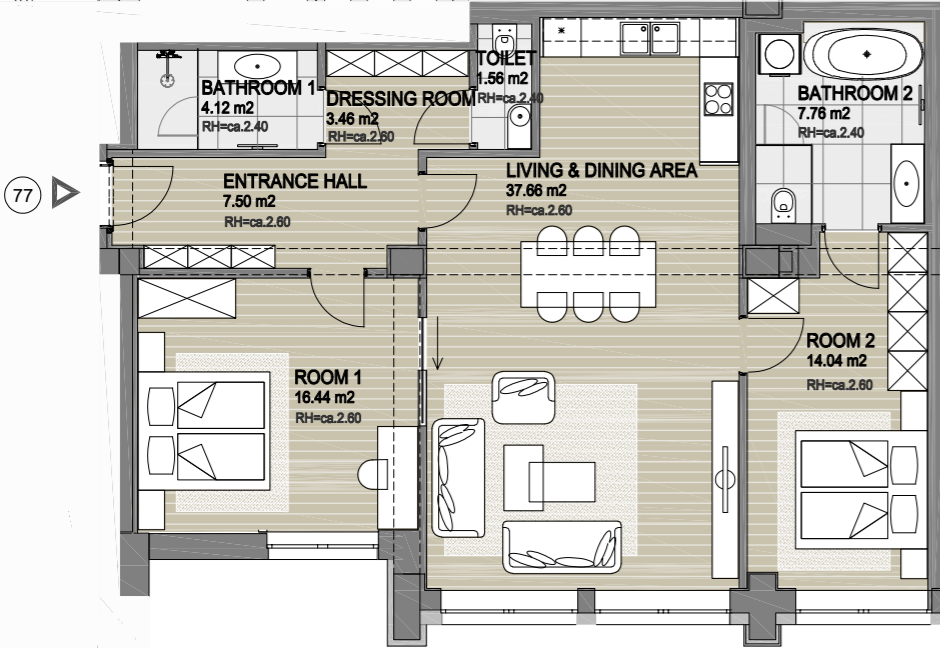
Functional living with walk-in wardrobe



FLOOR PLANS

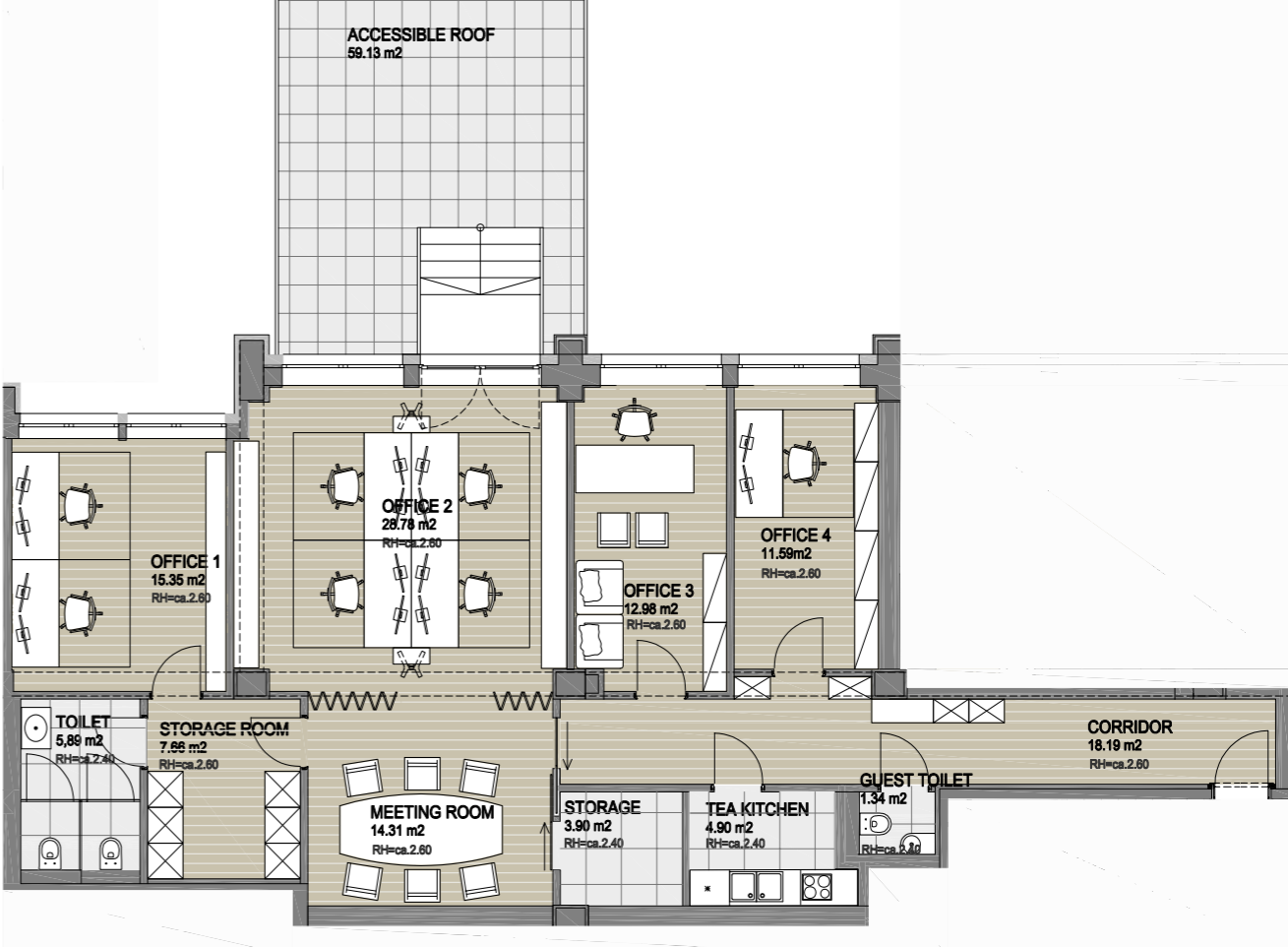
Top 77 | 92,54 sqm

Spacious living with room for the whole family



Top 49a | OFFICE | 124,89 sqm

Large office as the ideal workplace



A modern, minimalist bedroom with a large window, a bed, a bench, and a potted plant. The room features a large window with white curtains, a bed with white linens and a grey blanket, a light-colored bench at the foot of the bed, and a large potted plant in the foreground. The room is lit with warm, ambient lighting, including a circular light fixture on the ceiling and bedside lamps. The overall aesthetic is clean and contemporary.

**BEST CITY LOCATION &
HIGHEST RESIDENTIAL
QUALITY AT ONE ADDRESS**

Disclaimer: This sales folder is intended as an image brochure and contains general information about the project, but does not form the basis of a contract. The floor plans and visualisations shown refer to the current design and planning status at the time of printing, which may change in the course of further planning phases and deviate from the current status. All renderings, including the furnishings, are symbolic images and are neither legally nor creatively binding, but rather exemplary representations. No liability is assumed for the correctness, completeness and up-to-dateness of the images and content.

CUUBUUS ARCHITECTS & DEVELOPERS

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From the project idea to architectural planning and project management of new buildings and thoroughly renovated buildings.

From conception to turnkey handover.
Always economical and ecological.

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