



Living in Paradise



*Invicta* private foundation is a private foundation under Austrian law and owner of the EPAM Immobilien Ges.m.b.H. project company.

Invicta private foundation brings together a number of objectives. In addition to its focus on social projects, promoting art and culture, supporting research and development, and acquiring and managing industrial operations it has built up a real estate portfolio centred on Vienna via its subsidiary EPAM. The stated aim behind the expansion of its real estate portfolio is to maintain and preserve culturally significant buildings in the Austrian capital. One such

example, Palais Ephrussi, is an architectural gem located in a prime position on the Ringstrasse boulevard.

There are various other significant sites in the *Invicta* private foundation portfolio such as the grounds of the former Presidential villa covering a one-hectare plot on the Hohe Warte hill in Vienna's leafy nineteenth district.

Using plans created by the architects gerner gerner plus, this former parkland has been transformed into a residence that is worthy of the Garden of Eden itself, in a quiet setting with beautiful views of Vienna below.

## At one with nature



The Garden of Eden: living in paradise has always been the inspiration behind this unique, pioneering project that strikes a totally new balance between apartment living and nature. This symbiosis is expressed by the Möbius strip. What at first glance appears to be three-dimensional is in fact a single surface. The front is the reverse, and they are dependent on one another – and exactly the same principle applies to nature and state-of-the-art technology in this project.

With the support of a team of technical specialists, gardeners and landscape architects, Vienna-based architecture studio gerner gerner plus decided to place nature and the mature trees present on site at the heart of their plans. The lightness of the shape of the buildings and the materials used were inspired by a butterfly, bringing nature to the fore.

Sustainable building methods and energy efficiency are a major priority for Invicta private foundation. One example of this commitment is the e-car charging stations available at each of the extra wide parking spaces in the underground garage.



# "We realised right away there was a little **paradise** hidden away here."

Solitary, century-old trees including Spanish fir, gingko and ash - make this park something very special. In fact, this plot of land is a rare and impressive example of an untamed wilderness right in the heart of the city.

- Managed according to the strict criteria set out by the International Society of Arboriculture, around 70 replacement trees have been planted in the park and not a single **healthy mature tree** felled.
- · Heating and cooling systems rely exclusively on geothermal energy, supplied by 50 probes, which were carefully positioned to avoid any damage to the surrounding tree roots.
- A 180m<sup>2</sup> **natural pond**, fed by a well deep below the surface, gives the park a charm all of its own.





• But it's not just the park that helps to transform this project into such a special place to live. The local area, Vienna's well-heeled 19th district with its famous Heuriger wine taverns and vineyards, has always been a popular choice for people looking to escape from the city for a while.

#### GEOTHERMAL TECHNOLOGY DELIVERS TOTAL ENERGY INDEPENDENCE

The plot is dotted with 50 geothermal probes drilled deep into the ground. The thermal energy they collect passes through a series of heat pumps to provide residents with heat in winter and cooling energy in summer.

Apartments are kept pleasantly warm during the colder months thanks to a combination of underfloor heating and convectors embedded in the glazing. And when the mercury starts to rise, the ceiling cooling system comes into play, creating a pleasant ambient temperature without troublesome drafts. Meanwhile, a programmable ventilation system provides fresh, conditioned air in line with the changing of the seasons.



180m² natural pond in the heart of the park



Take a 3D-tour

of the Garden of Eden

on your smartphone

or tablet!





## A BUTTERFLY FOR EVERYONE!

Just five buildings share the one-hectare park.

The apartments in the Eden Park and Eden View properties, located at the rear in the east of the park, will be available for sale.

With a variety of interior designs, the different types of apartment described on the following pages are available for sale or rent.

When it comes to design, ideal use of space and generously proportioned rooms are the order of the day.

The pictures displayed on the following pages are provided for illustrative purposes. Amounts stated in square metres have been rounded and may vary slightly.



# Outdoor space for all

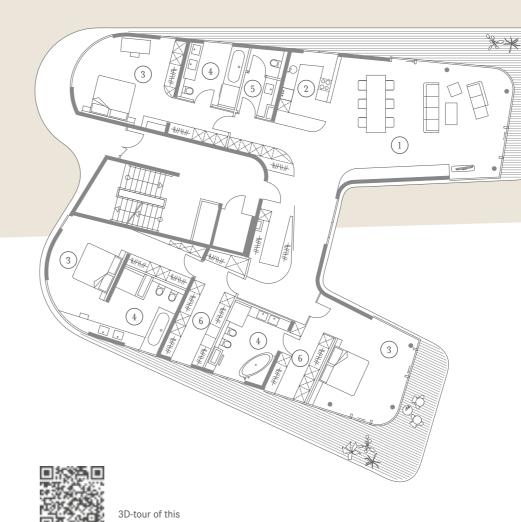
## Ground floor

The spacious landscape design was chosen with the residents' needs in mind. Thanks to the natural partitioning of the gardens, all of the apartments have stunning and expansive views of the park, without losing any of their privacy. The design of the gardens takes its cue from the extensive parkland.

Each ground-level apartment covers the entire floor, meaning there are no direct neighbours, while the terraces of the upper-level apartments provide a protected, shady and secluded retreat.







#### **FACTS**

235m² living space 75-95m² balcony 155-220m² private garden

- 1 Living room with
- (2) open-plan kitchen
- (3) 3 bedroms
- (4) 3 bathrooms, furnished
- (5) Guest WC
- 6 2 walk-in closets, furnished
  Generous cellar compartment
  I-2 extra wide garage spaces

Large floor-to-ceiling panoramic glazing, external blinds for shade and privacy





Views deep into the park thanks to natural garden fences

Different compositions available: marble, stone, wood or leather





# Private space with views into the distance

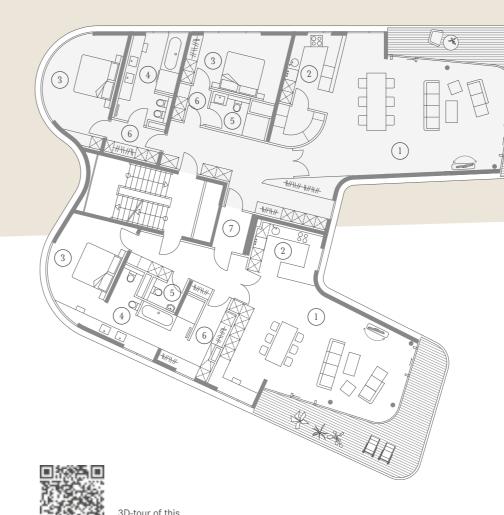
## First floor

Two apartments share the first floor, and both have direct access to the garage via the lift.

The apartments are separated by the stairwell, so none of the personal spaces such as the bedroom, bathroom or living room border on the neighbouring flat. This creates a truly private sphere that even extends to the balconies, which are set several metres apart.







#### **FACTS**

160m²/II5m² living space 30m²/25m² balcony

- 1 Living room with
- (2) Open-plan kitchen
- (3) 2 bed/I bed
- (4) 2 bathroom/I bathroom with WC, furnished
- (5) Guest WC
- 6 Built-in wardrobe/walk-in closet, furnished
- (7) Direct lift access

Generous cellar compartment

I-2 extra wide garage spaces





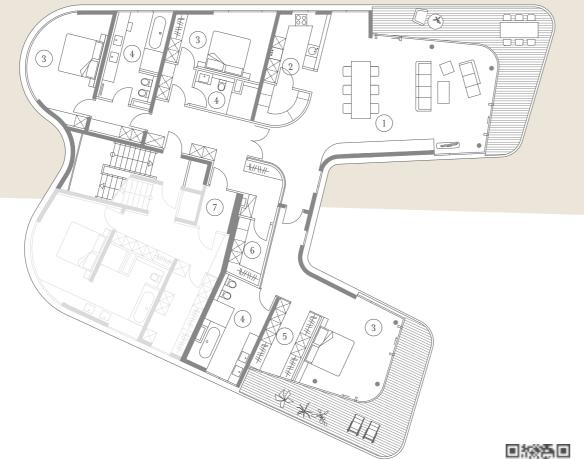
Floor-to-ceiling windows with large sliding doors

Terraces with built-in and mounted lighting fixtures, ceiling downlights

Large mirrors with wall mounted taps, floor-to-ceiling marble panelling

Flush built-in curtain tracks with electric closing mechanism, also controlled by app





#### FACTS

220m² living space 55m² balcony

- 1 Living room with open-plan kitchen
- 2 Open plan kitchen with storeroom
- 3 bedrooms
- (4) 3 bathrooms, furnished
- (5) Walk-in closets, furnished
- 6 Storeroom
- 7 Direct lift access
   Generous cellar compartment
   I-2 extra wide garage spaces



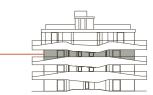


# Space to be yourself

## Second floor

In contrast to the floor below, the second-floor apartment also includes the front unit on the other wing of the building – put another way: you are your own neighbour.

This additional space is suited for use as a master bedroom or guest room. It features a bedroom with front-facing balcony, a walk-in closet and spacious private bathroom. Direct lift access is the highlight of this apartment.











Timeless, elegant style to match the light-filled rooms

Pleasant atmosphere thanks to super-insulated triple glazing throughout, with understated wood cladding

Floor-to-ceiling frameless glass construction for room and shower dividers







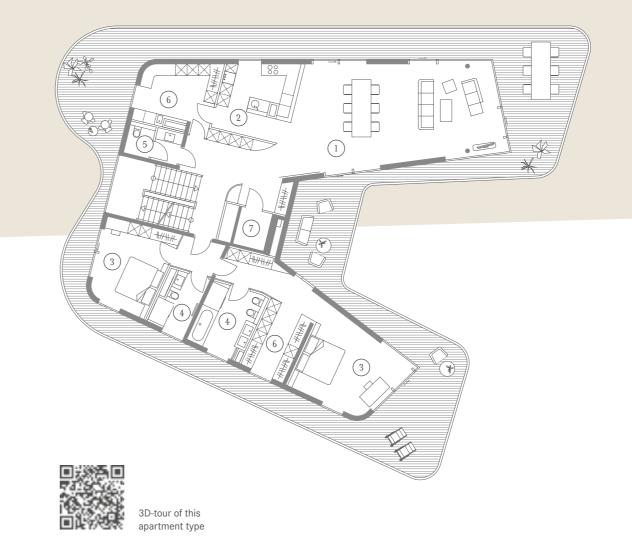
## Close to heaven

#### Penthouse

Spread across three levels, the penthouse offers 255m<sup>2</sup> of pure luxury: spacious interiors without sloping ceilings, fully secluded living and open spaces, and heavenly panoramic views of the park.

The unparalleled rooftop terrace also includes a taste of the great outdoors in the shape of raised flower beds and lawns.

The lower level of the penthouse features a 55m<sup>2</sup> space with a bedroom, a generously proportioned bathroom and a closet. Access from the lift makes this the ideal choice for use as a guest apartment, or as a quiet study or work area.



#### Penthouse



#### MAIN LEVEL

255m<sup>2</sup> living space 230-295m<sup>2</sup> (rooftop) terrace, some planted no sloping ceilings all rooms with balcony access

- (1) Generous living room
- (2) Open plan kitchen
- (3) 2 bedrooms
- (4) 2 bathrooms, furnished
- (5) Guest WC
- (6) Built-in wardrobe/walk-in closet, furnished
- 7 Direct lift access to all of the 3 floors
  Generous cellar compartment
  3 extra wide garage spaces

#### GUEST AREA

Approx. 55m<sup>2</sup> space
with direct lift access,
bedroom with a generously proportioned bathroom
and a walk-in closet

Gueat area: seamless transition from bathroom to bedroom





Incomparable feeling of space thanks to custom-made built-in elements

Almost 300m² of terraces, with statement flower beds and lawn spaces

Light-filled bathrooms with suspended ceilings and built-in ceiling lights



## The future of the "Smart Home" is already a reality

The Garden of Eden app is much more than a way to manage your multimedia devices. It brings together comfort and security with economical and eco-friendly principles.



### INDIVIDUAL TEMPERATURE REGULATION

- The temperature in each room is maintained according to personal preferences, the time of day and whether residents are present
- Controlled by sensors, the system makes allowance for the intensity of sunlight
- Heating is turned back on automatically before residents return from a holiday – and if plans change, adjustments can be made simply by entering new settings via a smartphone.



#### SAVE ENERGY AND COSTS

- No need for electronic devices to be turned on when not in use
- Weather sensors in each apartment regulate heating and external blinds
- The blinds provide additional insulation or can be used simply to let the sun in
- Lights and other energy guzzlers automatically turn off when the apartment is empty



## PROGRAMMABLE LIGHTING MOODS

- Lights turn on or off thanks to motion sensors
- Curtains open and close automatically
- Lighting moods are programmable according to the time of day or even the day of the week
- Settings can be changed in any part of the apartment



#### SE

- Blinds and curtains close automatically at night, including during extended vacations
- Sensors on windows and doors, smoke alarms, burglar alarms and (on request) security cameras communicate with residents or a trusted person via the app

Eden Eye with concierge service, lounge area, function room and shared terrace on the ground floor and three rental apartments on the upper floors



A detailed analysis of the needs of prospective Garden of Eden residents led to the development of a new premium-concierge service designed to make everyday life noticeably easier.

#### Mobile and Adaptable

The Garden of Eden app means your concierge is always reachable, as well as giving you direct access to a host of services.

#### Home comforts

- Catering and welcoming guests
- Booking limousines or airport transfers
- Arranging laundry and ironing services
- Coordinating delivery times
- Reminding you of important dates such as birthdays, and sending gifts or flowers
- Reserving tables and theatre tickets
- It also extends to getting your garden or terrace ready for winter, and scheduling car maintenance



- Accepting post and mail deliveries
- Taking care of plants and goldfish
- Using the time to organise minor repairs and chores such as carpet cleaning

#### Back from vacation:

- The car has been washed
- The apartment has been cleaned and
- The fridge is well stocked.
- With beautiful fresh flowers waiting on the table, your holiday doesn't end when you walk through the door!

## Facts and figures

#### LOCATION AND SETTING

- · Hohe Warte, Döbling, 1190 Vienna
- 5 buildings in a timeless design
- 1 hectare of parkland with mature trees
- 180m² natural pond

#### APARTMENTS AND PRIVATE SPACES

- 10 owner-occupied and 13 rental apartments ranging in size from 110-260m<sup>2</sup>
- All apartments come with a balcony, terrace and/or private garden
- Terraces from 70-300m<sup>2</sup>
- Private gardens from 150-220m<sup>2</sup>
- Extra wide underground parking with e-charging stations

#### EQUIPMENT AND EXTRAS

- Direct lift access to apartments
- Super-insulated triple glazing throughout
- Superior quality materials
- Custom fixtures and fittings
- Lounge with premium concierge service
- Function room for hire with shared terrace
- Personal app to control settings in the apartment

Scheduled completion date: end of 2016







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