

## Property characteristics Bankgasse 2, 1010 Vienna

Property: Baroque palace  
Year of construction: 1718  
Plot no.: 97  
District court: Innere Stadt Wien  
Monument Conservation: Yes  
Plot size: 942 sqm  
Building area: 731 sqm  
Paved area: 211 sqm  
Number of levels: Basement, ground floor, 3 upper floors, attic  
Usable space: 3546 sqm(incl. common areas and courtyard 189 sqm)  
Usage: office  
Rent term: Definite term until 31.12.2011  
Elevator: two  
Purchase price: € 28.000.000.-

## Property description

The building at the intersection of Bankgasse and Herrengasse is the "Palais Batthyany", which has been constructed from 1683 until 1740 and was last redeveloped in the year 2000. Due to its historically valuable building fabric, the property is a protected building. Prior to redevelopment in 2000, the building had been used by the provincial government of Lower Austria for administrative purposes. The redevelopment as a modern office building included the construction of a new basement below the inner courtyard and the extension of the entire attic. The full scale renovation to contemporary office spaces required the modernisation of all technical facilities like the installation of two elevator systems, ventilation and cooling systems, a pneumatic letter shoot system and banking security equipment. The requirements of the Federal Monument Conservation Agency to preserve the basement arch, constructive parts of the wooden ceiling as well as the whole roof have been fulfilled during the redevelopment. All elements in the outer and inner areas have also been renovated according the original status.

## Location

The building is located centrally in Vienna's first district at the intersection of Bankgasse and Herrengasse between the Burgtheater and Freyung. The location is undoubtedly a first class

site in Vienna's inner city.

The inner city is not only Vienna's geographic centre, but also its cultural, scientific, social and

economic heart as the most important banking institutes and retailers can be found in this

district. It is also home to the most important government buildings of Austria.

Vienna's most important and exclusive pedestrian zone "Kohlmarkt/Graben/Kärntner Straße"

(The Golden U) is located close by and the underground stations Schottentor (U2) and

Herrengasse (U3) can be reached within short walking distance. The public parking garage at

Freyung is just few meters away and is suitable for employees or visitors arriving by car.

## **Disclaimer**

All information in this document is based on documents and statements by the property

holders and their representatives and no responsibility is taken for the correctness of this

information. The information in this document has been prepared in good faith.

MMI and the seller shall irrevocably assume no liability for the correctness or completeness of

the contents of this memorandum, nor for any additional information provided to interested

buyers and related third parties, either orally or in writing.

The provisions of the Maklergesetz (Austrian Real Estate Broker Act) BGBl.

262/1996 and

BGBl. 297./1996 issued by the Federal Ministry of Economy, Family and Youth governing

professional conduct and accreditation for real estate agents apply.

We ask you to show discretion in the interest of the seller, and shall record that this property

first came to your attention through our activities as a real estate agent. Viewings and negotiations shall only be conducted via Mautner Markhof Immobilien and EHL

Investment Consulting GmbH. Passing on this

investment opportunity to third parties is not permitted.

Please note that should a purchase contract involving the aforementioned property be

concluded, a commission of 3% of the value of the transaction plus the legally required

turnover tax will be due.

