

# Real estate

In Austria and Southeast Europe

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Gender-neutral language:

For ease of reference our texts refrain from using a gender-neutral language. Nevertheless, in the spirit of gender equality, both genders are always addressed.

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# The GRAWE Group – grown strength.

A lot has happened since the establishment of Grazer Wechselseitige, the Graz Mutual Insurance Company, in 1828. Originally a fire insurance company, Grazer Wechselseitige has grown into a diversified international corporation. The core competencies of the GRAWE Group are insurance, financial services and real estate.

As a serious and responsible group with a 190 year-old tradition, the GRAWE Group operates by the motto: „The insurance company on your side.“ The subsidiaries in the region of South-east Europe are a testimony to the group’s international orientation.

They are based in Slovenia, Croatia, Hungary, Serbia, Bosnia and Herzegovina, Bulgaria, Romania, Moldova, North Macedonia, Ukraine, Montenegro and Cyprus. In addition to head offices, they also operate an expanding network of service centres.

The company’s 190 year-old success story reflects its down-to-earth approach and financial stability. GRAWE’s customer-friendly, individual advice and its tailored, bespoke products guarantee international quality, hand in hand with local security standards.

Tradition. Security. Stability. Trust.  
Growth. Networking. International character.  
Reliability. Customer focus. Diversity. Modern.



# The three pillars of the GRAWE Group

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## Insurance

AUSTRIA	<ul style="list-style-type: none"> <li>Grazer Wechselseitige Versicherung AG</li> <li>HYPOTHEKARER Versicherung AG</li> </ul>
INTERNATIONAL	<ul style="list-style-type: none"> <li>GRAWE Slovenia, Croatia, Hungary, Belgrade, Sarajevo, Ukraine, Bulgaria, Romania, Banja Luka, CARAT Moldova, Podgorica, Skopje, Cyprus</li> </ul>

## Real estate

AUSTRIA	<ul style="list-style-type: none"> <li>GRAWE IMMO AG</li> <li>STIWOG Immobilien GmbH</li> <li>Immo-Pro Immobilien GmbH</li> <li>Protop Immobilien GmbH</li> <li>Kanzlei Silber GmbH</li> <li>RIS Realitäten- &amp; Investitionsservice GmbH</li> <li>GSLF Betriebsgesellschaft mbH</li> </ul>
SOUTHEAST EUROPE	<ul style="list-style-type: none"> <li>GRAWE nekretnine d.o.o. Beograd</li> <li>GRAWE nekretnine d.o.o. Sarajevo</li> <li>GRAWE nekretnine d.o.o. Banja Luka</li> <li>GRAWE Nedviznosti dooel Skopje</li> <li>GRAWE Imoti dooel Skopje</li> <li>GRAWE Imoti EOOD</li> <li>BAYOU Kft.</li> <li>GRAWE Facility Management SRL</li> </ul>

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## Banks & corporations

AUSTRIA	<ul style="list-style-type: none"> <li>HYPOTHEKARER BURGENLAND AG</li> <li>CAPITAL BANK – GRAWE Gruppe AG</li> <li>Bankhaus Schelhammer &amp; Schattera</li> <li>SECURITY Kapitalanlagen AG</li> <li>DADAT Bank</li> <li>Die Plattform</li> <li>Sopron Bank</li> <li>BK Immo</li> <li>BB Leasing GmbH</li> </ul>
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## The GRAWE Real Estate Group

*In the harmony of many lies the  
strength that brings good. It is  
everyone's duty to contribute.*

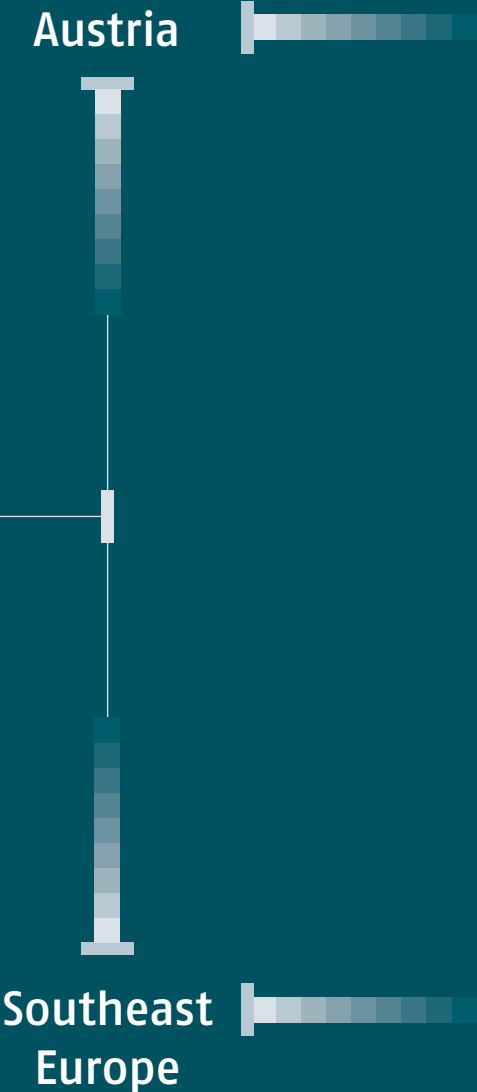
Archduke Johann, 1846





# The companies belonging to the GRAWE Real Estate Group

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# The key bodies of the GRAWE Real Estate Group



Chairman of the Management Board  
**Patrick Pongratz**



Member of the Management Board  
**Kristijan Agatic**



Member of the Management Board  
**Manfred Stranz**

## Supervisory Board

Chairman of the Supervisory Board  
**Josef Praschinger**

Deputy Chairman  
**Othmar Ederer**

Member of the Supervisory Board  
**Wolfgang Goschnik**

Member of the Supervisory Board  
**Klaus Scheitegel**

Member of the Supervisory Board  
**Gerald Gröstenberger**

# The foreword by the Board

Competence is a solid foundation for sustainable growth. Professional expertise, conscientiousness and foresight are the GRAWE Real Estate Group's key to success. The business model draws its dynamism from the courage to push back limits. In view of the rapidly changing business world it is of key importance to have strong roots while remaining open to new ideas at the same time. The GRAWE Real Estate Group has adopted this approach from the very beginning, and its success speaks for itself. Not just in Austria, but in many CEE countries as well, people have put their trust in the GRAWE Real Estate Group.

Since our customers' interests are always our main priority, we set extremely high standards for quality and service. The construction projects of the GRAWE Real Estate Group often represent the beating heart of the respective city. Some of the spectacular structures built by the Group have become landmarks of their city – sometimes attracting attention well beyond their region.

As the parent company of the GRAWE Real Estate Group, Grazer Wechelseitige Versicherung AG is one of Austria's largest real estate owners and trustees. Linked through the group structure, a total of 35,000 properties covering a net usable space of more than 2,000,000 m² are currently being actively managed by a staff of around 150 people. Our particular thanks go to our employees, who significantly contribute to the success of our company through their daily work.

This booklet aims at providing an impression of some of our extraordinary buildings.

Patrick Pongratz



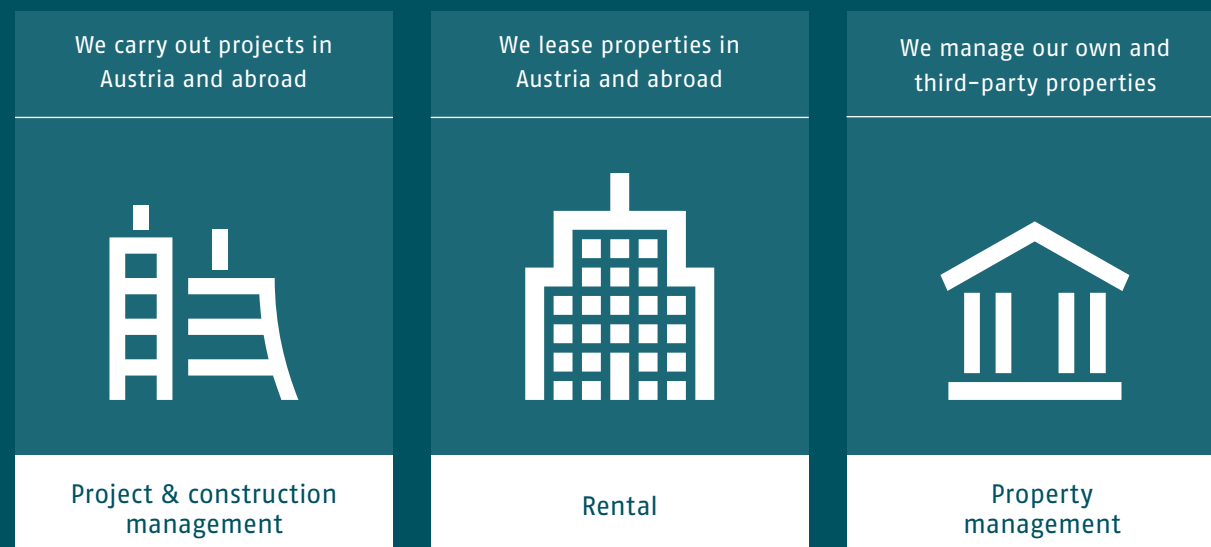
Kristijan Agatic



Manfred Stranz



## The three lines of business of the GRAWE Real Estate Group



## The strategic orientation of the GRAWE Real Estate Group

The GRAWE Real Estate Group is in charge of portfolio management for the group companies of Grazer Wechselseitige Versicherung AG with regard to real estate holdings and expansion. Moreover, the GRAWE Group also manages the construction of new and the renovation of existing buildings at a technical, legal and organisational level for third parties in Austria and abroad.

## Your strong partner for project & construction management, rental and property management

In 1828 year-long preparations by Archduke Johann were ultimately crowned with success: his brother Emperor Franz I authorized the establishment of the „k. k. privilegierte inner-österreichische Brandschaden-Versicherungsanstalt für Steiermark, Kärnten und Krain“ (Imperial and Royal privileged central Austrian Mutual Fire Damage Insurance Company for Styria, Carinthia and Carniola) by Imperial Decree, laying the foundation for GRAWE's success story of more than 190 years. Its activities, however, were by no means limited to the area of insurance; they were later expanded to banking and real estate in particular. Thus, GRAWE reacted early to the economic circumstances on the capital markets by investing in real estate and property, so as to guarantee

the most important value for an insurance company: security. As a result, GRAWE is today one of Austria's largest real estate owners and trustees – and also operates in a number of CEE countries. The activities of the GRAWE Real Estate Group are bundled in the independent GRAWE IMMO AG, and its business lines also include project development & construction management, development, financing, implementation, marketing and rental of properties. The portfolio of GRAWE features quite a number of historical buildings in prime urban locations, as well as modern office buildings, shopping centres and housing complexes. GRAWE regards its real estate portfolio and the visual appearance of the individual buildings as representative of the Group's image.

# The GRAWE Real Estate Group in Austria and abroad

## Austria

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	 Steingasse 1 A-5020 Salzburg	<b>Kanzlei Silber GmbH</b> T +43 662 876660
	 Prof.-Sinwel-Weg 2 A-6330 Kufstein	<b>Protop Immobilien GmbH</b> T +43 5372 61819
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	 Trg solidarnosti 2 71000 Sarajevo Bosna i Hercegovina	<b>GRAWE nekretnine d.o.o. Sarajevo</b> T +387 33 772 534
	 I Krajiškog korpusa 39 78000 Banja Luka Bosna i Hercegovina	<b>GRAWE nekretnine d.o.o. Banja Luka</b> T +387 51 222-960
	 Pirinska 23 1000 Skopje North Macedonia	<b>GRAWE Nedviznosti doool Skopje</b> T +389 2 3109-673
	 Bulevar 8-mi septemvri no. 16 1000 Skopje North Macedonia	<b>GRAWE Imoti doool Skopje</b> T +389 5116-503
	 Boulevard Vitosha 19 1000 Sofia Bulgaria	<b>GRAWE Imoti EOOD</b> T +359 2 989 00 44
	 Kastély utca 2. A-B. 7630 Pécs Hungary	<b>BAYOU Kft</b> T +36 72 434 082
	 Strada Vulturilor Nr. 98 A, Sector 3 030857 Bukarest Romania	<b>GRAWE Facility Management SRL</b> T +4 021 312 60 03



# The administrative responsibilities of the GRAWE Real Estate Group

## Own property management

### Austria

GRAWE IMMO AG
STIWOG
GSLF Betriebsgesellschaft mbH

### Abroad

GRAWE nekretnine d.o.o. Beograd
GRAWE nekretnine d.o.o. Sarajevo
GRAWE nekretnine d.o.o. Banja Luka
GRAWE Imoti EOOD
GRAWE Nedviznosti dooel Skopje
GRAWE Facility Management SRL
BAYOU Hotel- und Dienstleistungs GmbH
GRAWE Imoti dooel Skopje

## Third-party property management

### Austria

Immo Pro Immobilien GmbH
STIWOG
Protop Immobilien GmbH
Kanzlei Silber
RIS Realitäten- & Investitions Service GmbH

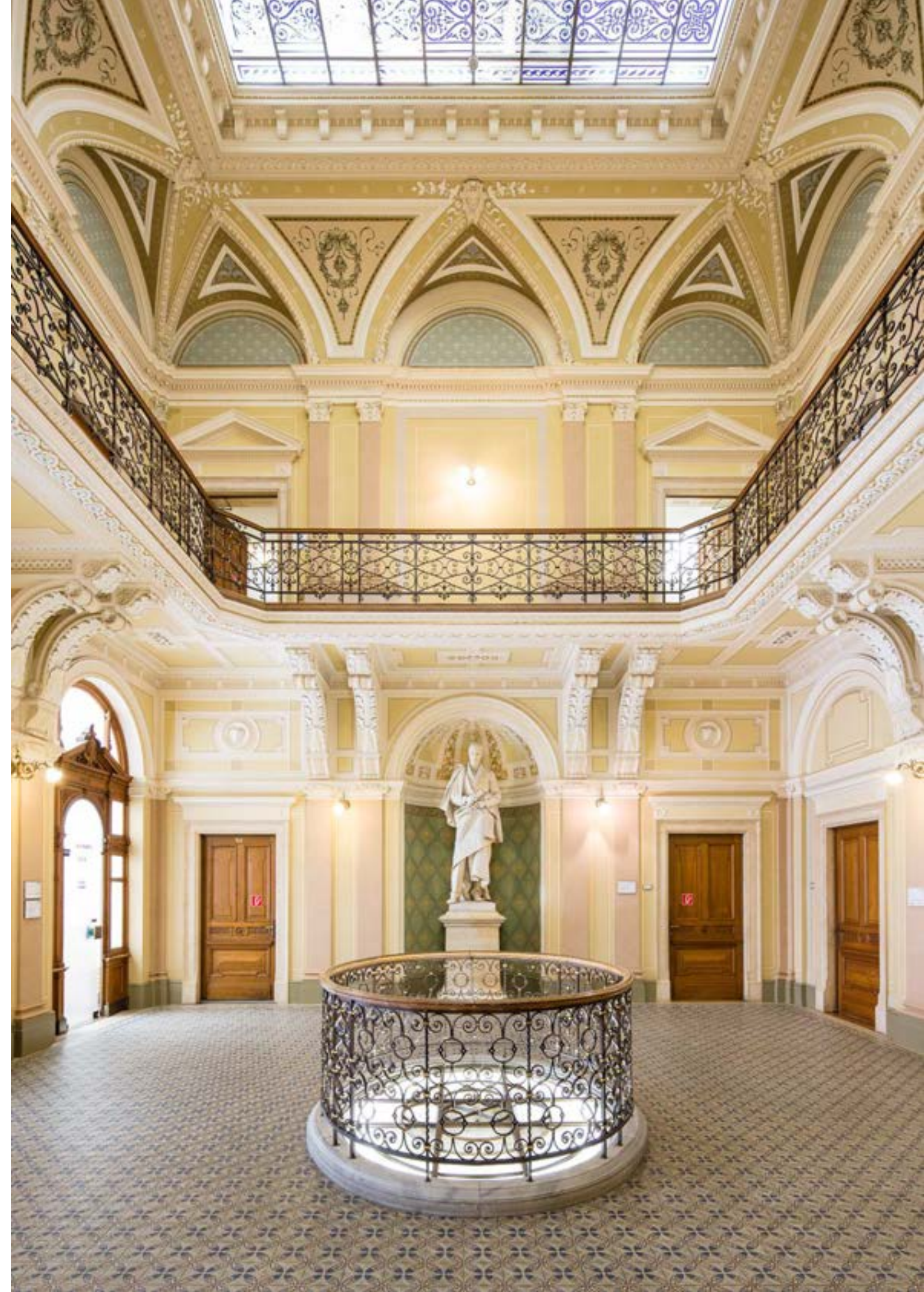


# The corporate headquarters of Grazer Wechselseitige Versicherung AG

The head office of GRAWE is a true architectural gem. It was built during the period of historicism between 1893 and 1895 in a neo-Renaissance style and was designed by architects Leopold Theyer and Friedrich Siegmund. The magnificent building was formally inaugurated by Emperor Franz Joseph I. in 1895. It has been GRAWE's registered office ever since and now also serves as the Group's headquarters.

The building's interior is filled with the lavish splendour typical of the zeitgeist of the late 19th century. Visitors are greeted by a large impressive atrium with a glass ceiling, partly consisting of the original structure, and are equally stunned by the beautiful gallery, the elegant staircase and the elaborate wall design.

*Herrengasse 18 – 20  
8010 Graz*











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# The main building of the GRAWE Real Estate Group

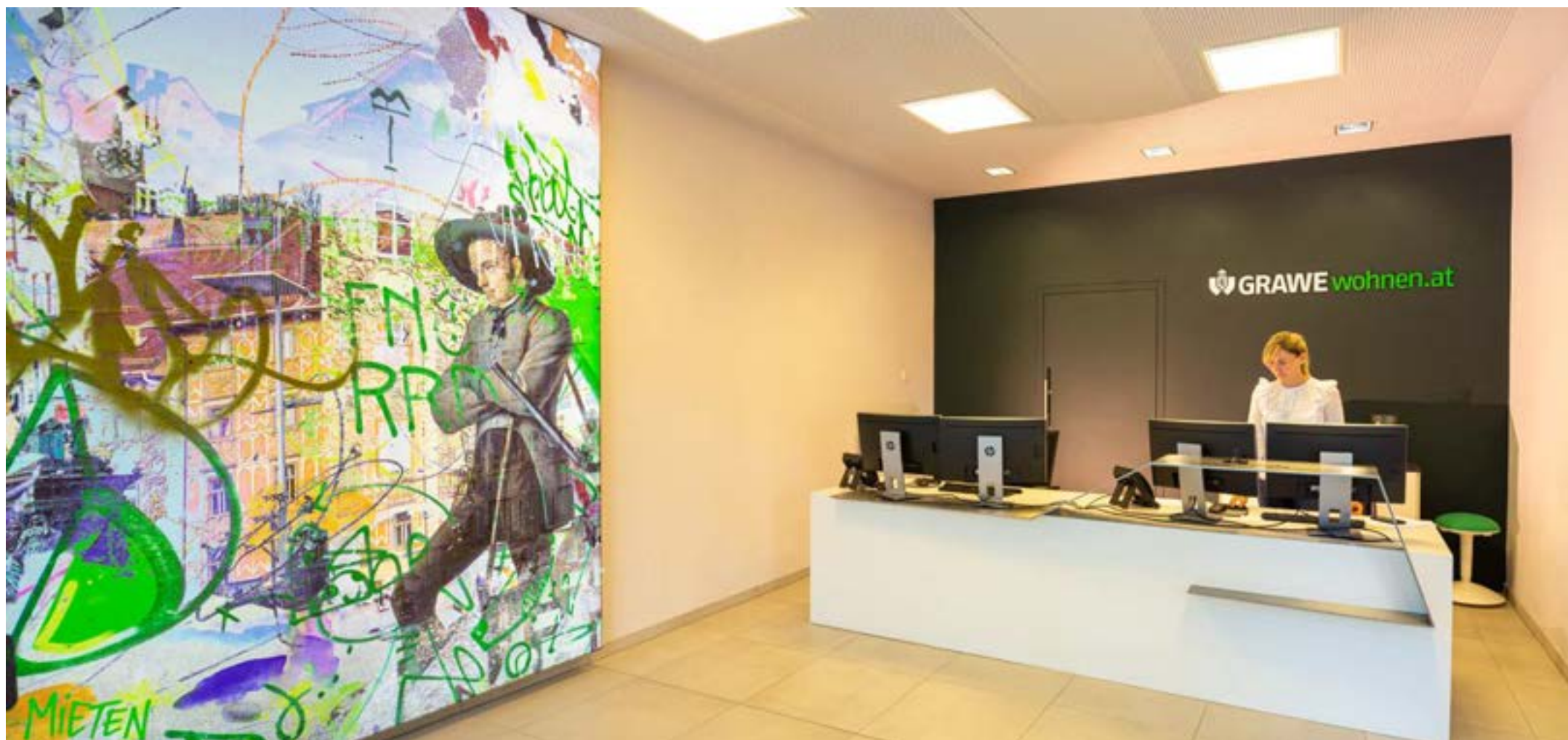
The head office of the GRAWE Real Estate Group is located directly opposite the Graz Opera House. The building is part of an important urban street which was built from 1785 onwards on the foundations of the former „Grosses Glacis“ parallel to the eastern section of the city fortifications.

The building, which was destroyed during World War II, was restored between 1950 and 1952 and houses GRAWE IMMO AG, the parent company of the GRAWE Real Estate Group, including its areas of activities, and the property management section.



*Kaiser-Josef-Platz 1  
8010 Graz*









## The three lines of business of the GRAWE Real Estate Group in detail





## Project & construction management

Austria and Southeast Europe



Images: Kristijan Agatic

# The GRAWE Real Estate Group supervises construction projects in Austria and Southeast Europe

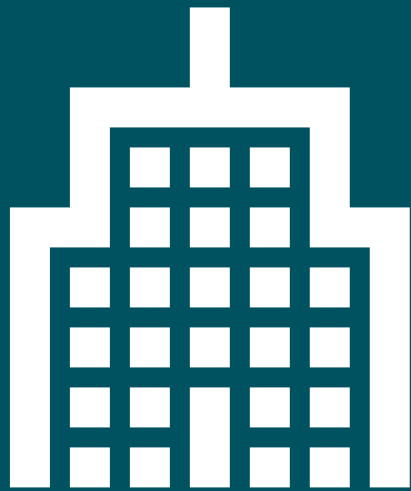
The engineering department of GRAWE IMMO AG ensures that all types of building projects are developed, planned and subsequently implemented in a way that guarantees the best possible cost-benefit ratio for the end user. The focus always remains on affordability, both for the owner in terms of costs, quality and management, and for the user (tenant). In this way value sustainability and an efficient management of the building can be ensured.

Our expertise covers the entire spectrum of services ranging from the acquisition of property or plots, the preparation of profitability calculations and zoning studies, assistance with approval processes and official proceedings for obtaining permits, to the tendering and awarding procedures, the construction work through construction companies, defect and warranty management, and the letting of

the completed buildings. This applies equally to residential and complex office or retail buildings. Our aim is to create user-oriented and bespoke solutions that are also flexible and forward-looking, while also maintaining a focus on high design quality.

Austria
Bosnia and Herzegovina
Bulgaria
Croatia
Hungary
North Macedonia
Montenegro
Romania
Slovenia
Serbia
Ukraine
Moldova
Cyprus





## Rental

Austria and Southeast Europe

## The GRAWE Real Estate Group leases properties in Austria and Southeast Europe

The GRAWE Real Estate Group and its Austrian and CEE subsidiaries rent out flats, offices and retail space from their own real estate portfolio and on behalf of third-party clients. We are proud of our properties. We regard our own real estate portfolio and the appearance of every single property as being representative of our image. We provide affordable living space for the young and the old, for singles and families, and for the most different budgets.

We concentrate our activities mainly on Graz, Vienna, Klagenfurt and Leoben. In Southeast Europe we mostly rent out office and retail space, which, needless to say, we also offer in Austria. In Austria, we operate as brokers for third parties through several subsidiaries, achieving the best possible rental and sales results for our customers.



## Property management











Austria and Southeast Europe

## The GRAWE Real Estate Group manages properties in Austria and Southeast Europe

The initially exclusive management of property owned by the GRAWE Group led to the development of a wealth of expertise that is now also available as top-quality property services for third parties. Through our subsidiaries we manage properties throughout Austria and in many countries in Southeast Europe. Since the GRAWE Real Estate Group is itself the owner of several properties, we understand the needs and wishes of our management clients, and the GRAWE Group's experience stemming from almost 200 years

of real estate investment guides our everyday work. We provide support in all matters relating to real estate, from commercial management and technical support to maintenance work. Together with our subsidiaries in property management, we are one of the largest real estate trustees in Austria, covering almost the entire country.

Austria

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Southeast Europe

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	 <div>Trg solidarnosti 2 71000 Sarajevo Bosna i Hercegovina</div>	<div><b>GRAWE nekretnine d.o.o. Sarajevo</b> T +387 33 772 534</div>
	 <div>I Krajiškog korpusa 39 78000 Banja Luka Bosna i Hercegovina</div>	<div><b>GRAWE nekretnine d.o.o. Banja Luka</b> T +387 51 222-960</div>
	 <div>Pirinska 23 1000 Skopje North Macedonia</div>	<div><b>GRAWE Nedviznosti doool Skopje</b> T +389 2 3109-673</div>
	 <div>Bulevar 8-mi septemvri no. 16 1000 Skopje North Macedonia</div>	<div><b>GRAWE Imoti doool Skopje</b> T +389 5116-503</div>
	 <div>Boulevard Vitosha 19 1000 Sofia Bulgaria</div>	<div><b>GRAWE Imoti EOOD</b> T +359 2 989 00 44</div>
	 <div>Kastély utca 2. A-B. 7630 Pécs Hungary</div>	<div><b>BAYOU Kft</b> T +36 72 434 082</div>
	 <div>Strada Vulturilor Nr. 98 A, Sector 3 030857 Bukarest Romania</div>	<div><b>GRAWE Facility Management SRL</b> T +4 021 312 60 03</div>





## All over Europe

Let's now take a walk together through Graz, Vienna, Salzburg, Klagenfurt and Linz, as well as different cities in Southeast Europe to take a look at some of the properties of GRAWE there. This real estate portfolio includes both buildings dating back to as early as the beginning of the 16th century and others that were only built after the turn of the millennia. The portfolio also features numerous new build constructions and

complex office and retail buildings. Likewise, the architectural styles range from Renaissance and Baroque, Historicism and Art Nouveau to contemporary, modern architecture. What really distinguishes the unique portfolio of the GRAWE Real Estate Group in Austria and abroad is the prime location of many of these architectural gems. This booklet documents an excerpt of these buildings.





## Properties in Austria





# Graz

Elevation: 353 m  
Area: 127,6 km²  
Population: 443.066 (2019)



Scan the QR code and discover  
Graz on Google Maps



© OpenStreetMap-Contributors



Photo: Grawe

## The landmark of Graz: The Grazer Uhrturm

The Grazer Uhrturm is a 28 meter high clock tower. The city's landmark is located on the Schloßberg, a hill above the city's historic centre; it measures 5 metres in diameter and its hands are gold-plated. The core of the Uhrturm probably dates back to the 13th century, making it one of the oldest buildings on the Schloßberg. The first mention of a tower as part of the fortification dates back to around 1265. It owes its present form to reconstruction carried out in 1569, which was completed with the installation of the first clock featuring three large dials. A wooden guard's walkway surrounds the tower above the dials, which served as a fire lookout tower for the entire inner city. Another dial was added on the north side in 1712, along with a new clockwork designed by Michael Sylvester Funck.

Source: Excerpt from Wikipedia



## Hauptplatz 11 – 12 Sackstraße 2

The main square in Graz was created as a central market place by Duke Otakar III around 1160. From a historical and urban development perspective it represents the most important square of the city. The two buildings are almost always visible on the city's best-known depictions – the former Nordstern building in Graz's Sackstrasse and the so-called Luegg House on the Hauptplatz, the main square. The name Luegg comes from „lugen“ (look), because

the building offers the best view of the main square. The owner of these two well-known properties is GRAWE. The fountain in the foreground (on the right) commemorates Archduke Johann. Originally, this decorative fountain was supposed to be installed at the Johanneum or at the Eiserne Tor, but the water-spouting monument to Archduke Johann was eventually revealed here on the main square in 1878.



Hauptplatz 11 – 12, Sackstraße 2



Nordsternhaus

### Sackstraße 2, Sporgasse 1

The imposing five-story Nordsternhaus – considering the logo now adorning it, one could also call it the „GRAWE House“ – was built during the Baroque period and has maintained its original appearance dating back to 1740. With the clock tower in the background, this building is one of the most popular photo motifs in the city of Graz.



Luegghaus

### Hauptplatz 11 – 12, Sporgasse 2

The building with the walled pergolas on the ground floor, known as the „Luegg House“, consists of two clearly distinguished parts. The original „Luegg House“, whose core structure was created in the early 16th century and which extends well into the Sporgasse, did not receive its current rich decoration until the 17th century, while the second, adjacent building was erected in 1690. The latter features a far more delicate pattern of decorative stucco. When Graz was chosen as European Cultural Capital for the year 2003, the buildings were refurbished and repaired by experienced conservators and companies, and they now shine in new splendour on Graz's equally stunning main square.





## Jakominiplatz 18

The building is located on the most popular square in Graz, where trams and buses cross paths with hasty pedestrians in a constant flurry of activity. The first McDonald's restaurant in Graz was opened here in the premises of the former „Zum scharfen Eck“ tavern. The building

accommodates both housing and retail units. Caspar Andreas Edler von Jakomini, who lent his name to this square, had established the centre of his power in the directly adjacent „Neuhof“ building, today Jakominiplatz 16.



## Joanneumring 5

From an urban development and transport perspective, the Joanneumring represents an essential east-west-axis, featuring a prestigiously wide street lined with uniform buildings, which was laid out from 1890 in an area that was formerly the Joanneum Park.

The building, erected in 1906, stands out due to its late neo-Renaissance style façade, created almost exclusively according to designs by Leopold Theyer.







## Radetzkystraße 10

This exceptional building at Radetzkyplatz, acquired by GRAWE in 2006, is quite the eye-catcher at the Joanneumring, in the style that Leopold Theyer once imprinted on the city. The property consists of five storeys, crowned by two towers. The former fashion boutique on the ground floor has been refurbished and now

houses a well-known wine store. In the square in front of the building, where the Joanneumring and the Radetzkystrasse converge, there is a small park with the Bosnia monument for the soldiers from Graz who fell in 1878 during the occupation of Bosnia.



## Conrad-von-Hötzendorfstraße 37 a

Erected in 2000, the residential and retail „Hötzendorf“ building offers tenants all the benefits of a central location coupled with state-of-the-art facilities. A supermarket, a café, a travel agency and an underground car park are testimony to the advantages of

an „added-value solution“ in housing construction. It is situated along one of the most important entry routes to the city, not far from the exhibition hall and some monumental public buildings.







## Conrad-von-Hötzendorfstraße 163, 165

This newly built residential and retail building consists of a 13-storey residential tower and an apartment complex with five storeys. More than 130 housing units and 130 underground parking lots are available on a total usable space of around 7,000 m². The building also accommo-

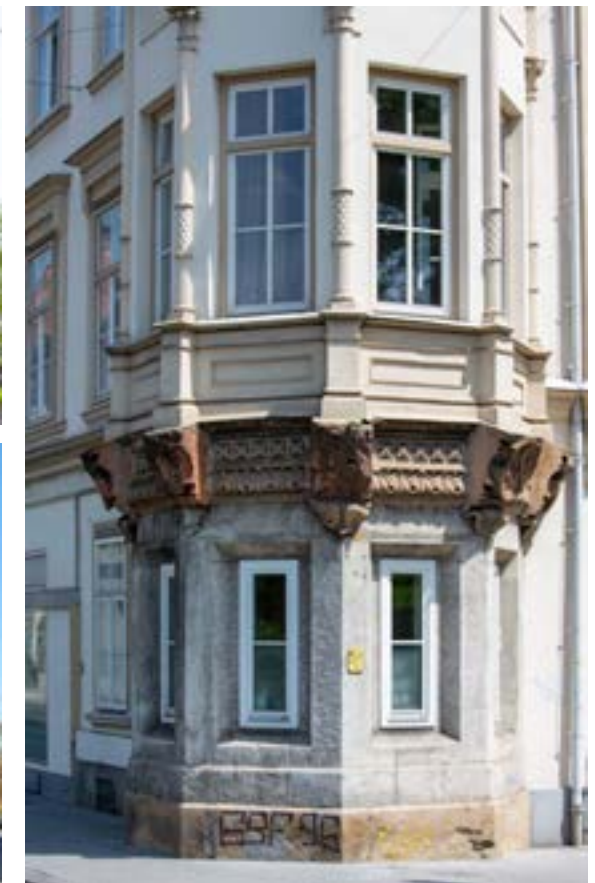
dates a GRAWE customer centre and Austria's largest LIDL supermarket. The GRAWE logo on the roof of the residential tower can be seen from a great distance when approaching the city from the motorway. What distinguishes the entire complex is its close proximity to the city centre.



## Radetzkystraße 29, 31

The two five-storey Biedermeier period buildings, erected by Carl Ohmeyer in 1860, are located in a central area of the city. They are decorated with impressive façades in a Romantic Historicism style. The most striking feature is the polygonal corner tower on the

Northwest side. The newly converted loft with a view to the Grazer Uhrturm was fitted with large glass dormers, providing for ample illumination.







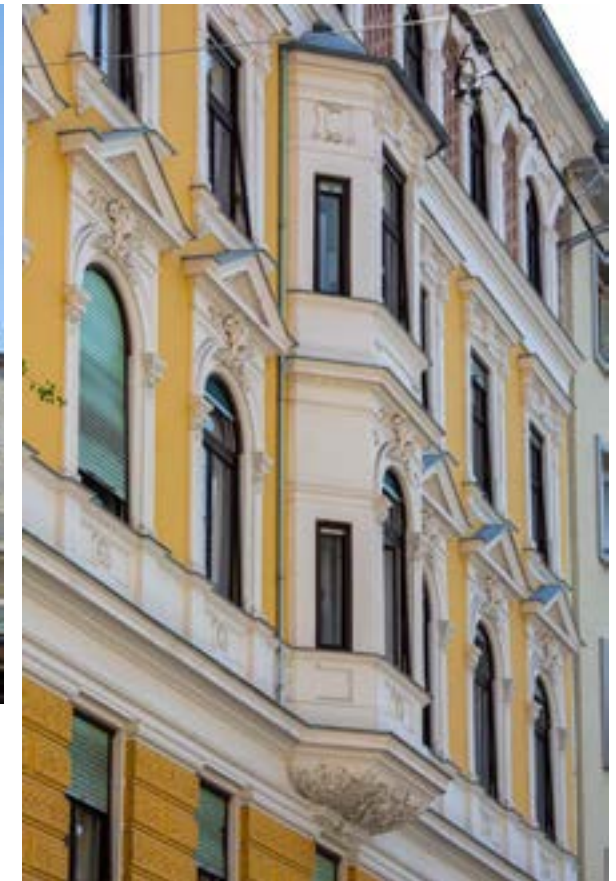
## Roseggerkai 3

This nine-storey building, directly adjacent to the two buildings at Radetzkystrasse 29 and 31, is a multi-purpose residential, office and retail complex. It was completely refurbished in 2010 and today houses a coffee shop on the ground floor.



## Kalchberggasse 1, Raubergasse 14

This impressive late Historicism period building was erected in 1895 on the area of the former Bürgerbastei, based on the plans by architects Karl Lubitz and Emil Teischinger. It is situated in the centre of the city, near the main square, and stands out with its beautiful façade decorated with neo-Renaissance style stuccowork.







## Humboldtstraße 29

This building, erected in the year 1902, is considered one of the most beautiful Gründerzeit houses in the Geidorf district. Its historic façade is crowned by a prominent tower and features neo-Gothic style elements. The staircase contains a relief of Empress Sissi (Elisabeth of Austria).

Its proximity to the vibrant Geidorfplatz square, the city park and the Karl Franzens University makes it an excellent location.



## Dreihackengasse 2 – 6

In 2008 GRAWE decided to close a construction gap in the Gries district by erecting a new building at Dreihackengasse 4 – 6, and autumn 2010 already saw the completion of 35 flats, three office units, and 29 underground parking lots. A late Historicist, old-German façade adorns the

adjacent building at Dreihackengasse 2, which dates back to the year 1900. Both buildings are situated near the former Dominican Monastery.







## Harrachgasse 5

This new building, erected in the university quarter in 1990, blends well with the surrounding architecture. Designed mainly for residential purposes, the building has two underground parking levels equipped with a car elevator.

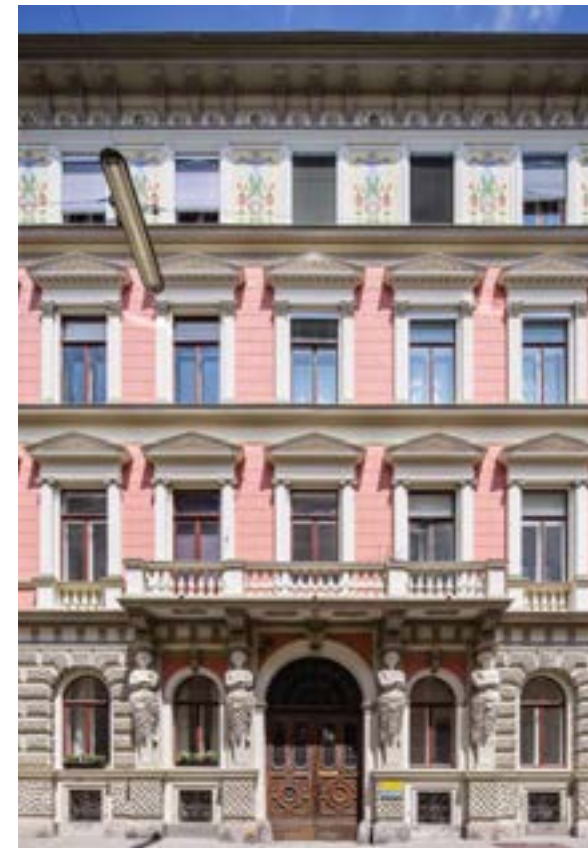
Its striking feature is the complex roof landscape, characterised by numerous projections, recesses, balconies, loggias and conservatories.



## Villefortgasse 13 – 15

The Villefortgasse was named after Constantin Ritter von Villefort, who served as mayor of Graz between 1830 and 1836. The „Johannenhof“ was built by Andreas Franz from 1874 to 1876 and, with its splendid entrance surrounded by

four Karyatides, is considered one of the most monumental „tenement palaces“ of Historicism architecture in Graz.



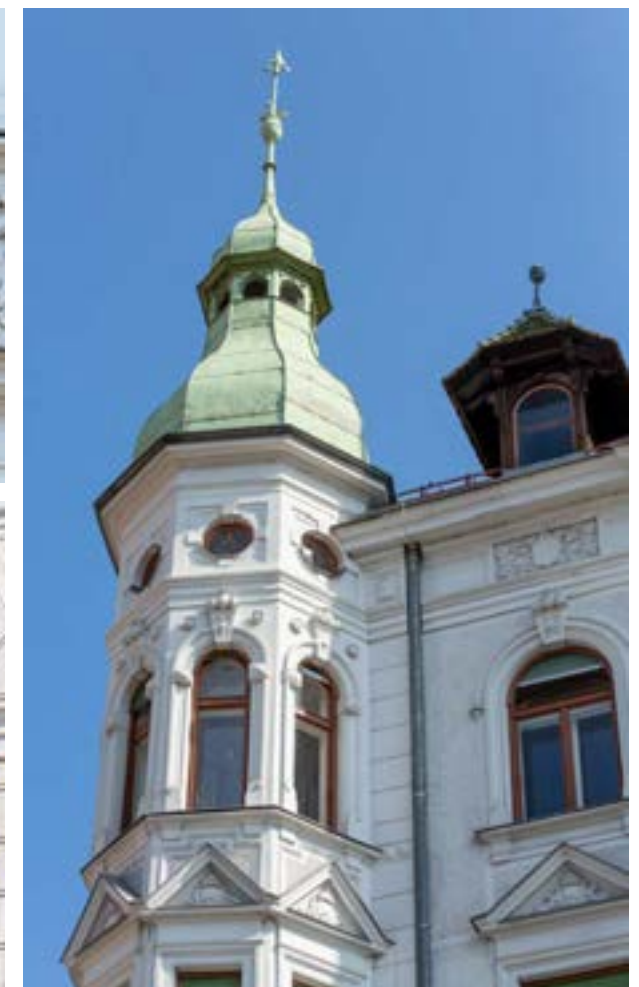




## Andrägassee 13

The „Zanklhof“, originally conceived as a residential and commercial building, was erected by paint manufacturer Emil Zankl in 1907/08. The former paint store and now a public library of the Municipality of Graz is a listed building and represents a rare example of a fully preserved commercial establishment from that era.

The building was completely refurbished in 1989 and was one of the very first projects of the GRAWE Real Estate Group. The building was purchased by GRAWE in 1988 and most of it is currently used for residential purposes.







## Grazbachgasse 27

Another residential and retail building with an underground car park was erected in 2009. This centrally located house near Jakominiplatz received an attractive, metal façade and

replaced the far less appealing old building from the 1950s. Today, the ground floor of the building houses a shop.



## Münzgrabenstraße 92 – 94 d

Another major construction project was this residential and retail complex completed by GRAWE in 2009 on a plot that used to be part of the former fair grounds, next to the so-called „Messeschlössl“.

The light-filled, spacious flats feature large balconies and terraces. The historical Moserhofschlössl (Messeschlössl) was also renovated as part of the project, integrating glass façades into the arcade court.







## Brandhofgasse 22 – 24

The building, designed by Professor Laggner and completed in 1989, is a multi-purpose residential, office and commercial complex characterised by a high standard of engineering.

The building is located next to the Meran Palace, once the town residence of Archduke Johann and today the University for Music and Performing Arts.



## Elisabethstraße 36 Merangasse 12

The house at Elisabethstrasse 36 is situated at the corner of Merangasse in the uptown district of St. Leonhard. It is an apartment block from the Gründerzeit period, built in 1850 and refurbished in 2007, which contains rented apartments and archive space. Right next to it is the newly built Merangasse 12 house, of approxima-

tely 1,850 m<sup>2</sup> of office and retail space, 19 apartments and a two-storey underground car park offering space for 50 vehicles. The two buildings are connected with each other from the second floor upwards. The university and several other educational facilities are situated in the vicinity of the two buildings.

*Merangasse 12*



*Elisabethstraße 36*







## Mariahilferstraße 20 – 22

„Palais Wertlsberg“ (Mariahilferhaus) is a palace-like building block with an oblong inner courtyard, built by the rulers of Wertlsberg in the mid-17th century and extensively refurbished by Count Kronegg in 1697. The refurbishing work included, for example, the enlargement of the northwest, circular corner tower, a façade design focusing on the role of the 2nd upper floor as a piano nobile, and the polygonal additions to the two south towers. The damage caused during World War II was repaired in 1958/59.

The building features protruding corner towers with depressed polygonal spires on the south and north side and a polygonal oriel made of textured corbels on the north side. Moreover, the building has a rusticated circular arc stone portal with textured vines in the pendentives, metal-clad door leaves and fanlight screens, a staircase with a stone balustrade and a wrought-iron arcade railing dating back to the 17th century. The entire complex was refurbished in 2003.



## Neuholdaugasse 36 – 38

Around 40 rental flats and 40 parking spaces of a total useful floor area of more than 2,300 m<sup>2</sup> were completed in June 2017. The façade design with protruding windows and a welcoming inner courtyard lend an interesting character to the building. A retirement home is directly adjacent to the property.

The flats themselves are superbly equipped, each having either a balcony or a garden. The building's proximity to the river Mur and the Augarten Park make it an excellent choice for those in search of recreation.







## Plüddemanngasse 75 – 77

Due to its large green areas and open spaces this apartment complex, constructed by a builder-owner association in the St. Peter district in the east of Graz is one of the most popular and best occupied properties managed by GRAWE. It houses 109 flats and 14 stores on

a usable floor space of approx. 10,000 m<sup>2</sup> and also features an underground car park offering 138 parking spaces. Several shops, schools and physicians can be found nearby.



## Schönaugasse 64 – 66

This building, refurbished and completely renovated in 2017, was originally used by a very renowned media group as an office and a commercial base. It now contains 107 flats, two shops, 104 parking spaces and rentable storage space of around 1,700 m<sup>2</sup>. All the balconies of

the flats look into the quiet, greened inner courtyard. Some parts of the façade paneling were kept in their original cast aluminium form, rendering this famous building instantly recognisable.







## Brauhausstraße 49 – 51 Reininghaus Q6 North PARKQUARTIER

Quartier 6 North covers the southwest part of the Reininghaus Park, with a total usable space of 22,400 m². It is located directly in the „green heart“ of the new city quarter and contains 318 rental flats. The structure and height of the building section along the Brauhausstrasse responds to the small-scale housing character on the west side, emphasizing its residential character. The ground floor section of the south building section will accommodate offices and

shop areas, such as a new GRAWE customer centre and a nursery, ideally situated in close proximity to the park and the well-frequented park promenade. Residential storeys will be built in several towers atop the ground floor, characterised by large balconies surrounding the façade of the complex. What makes this project particularly attractive is a very good tram connection.







# Vienna

Elevation: 151 m  
Area: 414,87 km²  
Population: 1.911.191 (2020)



Scan the QR code  
and discover Vienna  
on Google Maps.



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Photo: Dan Visan on Unsplash

## The landmark of Vienna: St. Stephen's Cathedral

St. Stephen's Cathedral, situated at Vienna's Stephansplatz, has been a bishop church since 1365, a cathedral since 1469/1479 and also a metropolitan church and seat of the archbishop of Vienna since 1723. The Roman Catholic Cathedral, lovingly nicknamed Steffl by the Viennese, is considered the landmark of the city, and is also occasionally referred to as an Austrian national treasure. The church was named after Saint Stephen, who is considered the first Christian martyr. The edifice is 107 metres long and 34 metres wide. Parts of the previous late Romanesque building from 1230/40 to 1263 are still present and make up the church's west façade, flanked by the two Roman Towers (Heidentürme), each standing at a height of approx. 65 metres. St. Stephen's Cathedral has a total of four towers: the highest is the south tower, at 136.4 metres. The north tower has never been completed and is only 68 metres high.

Source: Excerpt from Wikipedia





## Stubenring 24

The impressive building complex situated at Dr.-Karl-Lueger-Platz is crowned by two towers and features a sumptuously decorated, complex façade. The „Prückel“ café, which rents the ground floor of the building, is a genuine Viennese coffee house institution.



## Lobkowitzplatz 1

The prominent building situated opposite the Lobkowitz Palace was built by architect Otto Wagner at the turn of the 20th century. In addition to flats, it predominantly houses office premises, antiquity stores and the Vienna headquarters of GRAWE on the 1st floor.







# Führichgasse 8 Tegetthoffstraße 8

The building located opposite the Albertina museum was built by a silk manufacturer in the 19th century and features a richly ornamented façade. Its interior is characterised by splendid historic rooms. In recent years, the loft was converted into a modern glass loft structure containing two floors.



# Kärntnerstraße 24

The building situated at a prominent location between the Neue Markt and the Kärntnerstrasse has a residential part and also houses the 5-star Hotel Ambassador. The ground floor is dominated by the glittering flagship store of the famous Swarovski crystal manufacturer. Another eye-catcher is the façade, adorned with splendid balconies dating back to the end of the 19th century.







# Kärntnerstraße 17

The building, located in Vienna's most famous pedestrian zone, was erected by a porcelain manufacturer in the 19th century as a commercial building. The interior of the building features magnificent cast iron pillars and

ornamental structures. The porcelain façade installed by its creator is a rare and uniquely well-preserved example of the ceramic art of the era.



# Rathausstraße 15

This representative edifice is a palace-like building erected in 1881 in the architectural style of the New Viennese Renaissance by Wilhelm Stiassny on behalf of banker Freiherr Moritz von Königswarter. Three-storey oriel windows supported by statues and Tuscan-style columned doorways with decorated spandrels are just some of the

building's extraordinary features. The lobby is filled with stuccowork and divided by pilasters and arcades, also with decorated spandrels. Writer Stefan Zweig lived here with his parents in 1898. The building is situated in a prime location in Vienna's 1st district.







# Salzburg

Elevation: 424 m  
Area: 65,64 km²  
Population: 155.021 (2020)



Scan the QR code and discover Salzburg on Google Maps.



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Photo: Jeison Higueta on Unsplash

## The landmark of Salzburg: Hohensalzburg Fortress

The Hohensalzburg Fortress is the landmark of the city of Salzburg. It sits atop the Festungsberg, a hill in the city of Salzburg which extends into the Mönchsberg hill to the northwest. The spur to the east of the Festungsberg is called Nonnberg, where the Benedictine convent of Nonnberg Abbey is located, directly below the eastern fortifications, the Nonnbergbasteien. The Hohensalzburg Fortress covers a built-up area of 7,000 m² (more than 14,000 m² if you include the bastions), making it one of the largest castles in Europe and the most visited sight in Austria outside of Vienna, with more than one million visitors per year.

Source: Excerpt from Wikipedia



## Alter Markt 6

The core of the building dates back to the 16th century and features a well-preserved late Baroque façade from the mid-18th century. Another remarkable detail are the interior furnishings, some of which date back to 1760. This Baroque building complex is the eye-catcher of

the „Alte Markt“ quarter, created in the mid-13th century, and is located in front of the Floriani fountain, the first ever to be built in the city, whose patron Saint Florian – the patron saint of the firefighters – sits atop the structure.



## Kranzmarkt 4

The Kranzmarkt is a short section of road between the Getreidegasse and Alter Markt. Historically, the site was predominantly used as a market for eggs, chicken and other birds. Before 1408, the so-called „Hasenhaus“ used to be inhabited by the Kollerers (Cholrär), an old Salzburg family. From 1472 until around 1900 the building was continuously owned by merchants. The house is famous because, prior to its refurbishment in 1783, the entire street front of the building was almost completely covered with

images of a „topsy-turvy world“, in which the roles of animals and men were reversed: hares go hunting and roast the flesh of humans, dogs and foxes. As a comment to the images the following inscription adorned the wall: „Those who caught, flayed and ate us, we now pay back in the same measure. We hares are well advised to now roast man and dog alike.“ Pictures of that earlier façade are preserved to this day thanks to a donation made to the Carolino Augusteum Museum in Salzburg.







# Klagenfurt

Elevation: 446 m  
Area: 120,03 km²  
Population: 101.300 (2020)



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Photo: Adobe Stock

## The landmark of Klagenfurt: The Lindwurm fountain

The Lindwurm fountain was commissioned by the city in 1583 at the order of the Carinthian nobility. The monument was long attributed to Ulrich and Andreas Vogelsang, though it is most likely the work of an anonymous artist. The material used for its construction is green schist from the nearby Kreuzberg mountain, the same that was used to build the seat of the state parliament, the Landhaus. The Lindwurm was carved from a single rock. The monumental sculpture depicts the animal with its mouth wide open, spouting water, and its wings closed. Its shell seems embossed, and the tail is artfully twisted. The animal's menacing nature is expressed here in a bold and simple artistic language. The style can be interpreted as either Mannerist, or as a reference to the Romantic period. According to the legend, the 6-tonne artwork was transported to the New Square in 1593 by 300 young men dressed in white.

Source: Excerpt from Wikipedia





## Alter Platz 5

The restored, attractive building is situated in the centre of the city and is one of the many architectural jewels of the „Alte Platz“, once Austria's first pedestrian zone. This stunningly beautiful house features a richly decorated façade and

historic dormers in the loft. The ground floor houses a cosy coffee shop, an ideal place to spend relaxing hours.







# Linz

Elevation: 266 m  
Area: 95,99 km²  
Population: 206.595 (2020)



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and discover Linz  
on Google Maps.



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Photo: Adobe Stock

## The landmark of Linz: The Holy Trinity Column

The Holy Trinity Column, a plague column dating back to the 18th century, is situated in the centre of the Linzer Hauptplatz, one of Austria's most beautiful main squares. The city of Linz had just survived the last wave of plague in Central Europe relatively unscathed. Similarly, it was spared an invasion by foreign troops during the Ottoman Wars in 1683 and the Spanish War of Succession in 1704, and also a major fire in 1712. As an expression of their gratitude the Emperor, the Upper Austria estates, and the people donated a 55-foot tall column, created by Salzburg master stonemason Sebastian Stumpfegger between 1717 and 1723, based on a design by Antonio Beduzzi. Although the Holy Trinity Column was completed in 1723, it was not inaugurated until November 17th, 1728 by the city's Dean, Max Gandolph Steyrer von Rothenthurn.

Source: Excerpt from Wikipedia





## Karl-Wiser-Straße 15

In 2015 work began on closing a construction gap at a central location in Linz near the New Cathedral. The new building houses 16 flats and 16 underground parking lots and provides a total useable floor space of more than 800 m².

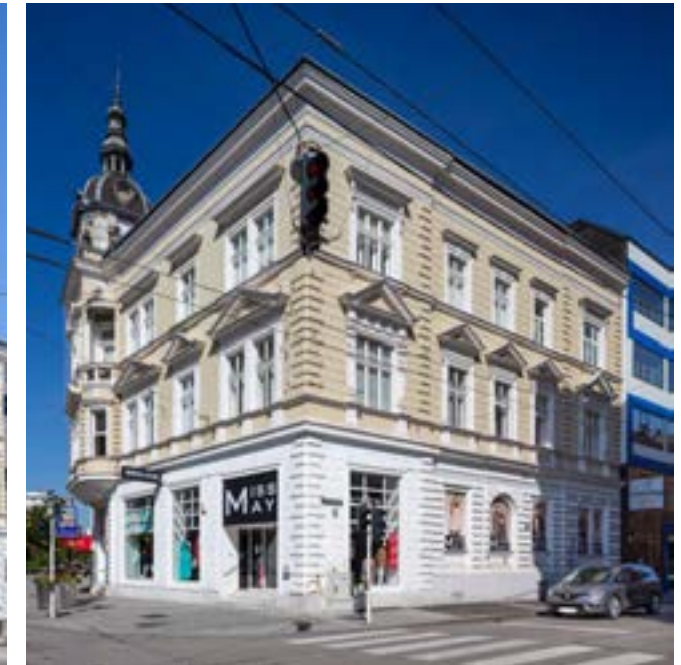
On the side facing the inner courtyard, each flat features a large balcony or a small garden. The old city centre of Linz is just a short walk away from the property, which was completed in 2017.



## Landstraße 109 Goethestraße 1

The corner building that dominates the local streetscape is an oriel structure in old-German style, with a slightly modest façade decoration along neo-Renaissance lines. The front facing the Goethestrasse features protruding porticos and, where the façade bends, a tower-like polygonal oriel with arched windows. A roof superstructure protrudes above the pediment area, which repeats the window style of the

first floor and is crowned by a dome with a high lantern. This corner building was erected by master builder Michael Lettmayr in 1893. A section was added to it in 1899 on the Landstrasse side by master builder Josef Ertl. Johann and Maria Weinzierl were the owners of the building, which is situated in a central location of the city.





## A look beyond the borders

The geopolitical and economic changes of the last few decades have resulted in an expansion of the geographical area of activities of Grazer Wechselseitige Versicherung AG. These activities are based in Slovenia, Croatia, Hungary, Serbia, Bosnia and Herzegovina, Bulgaria, Romania, Moldova, North Macedonia, Ukraine, Montenegro and Cyprus.

The GRAWE Real Estate Group is now represented in 13 countries. The main objective of the Group's strategic orientation is a continuous, steady development and consolidation in the market. Our main success factors in all countries we cover are competence, professional expertise, conscientiousness and excellent, smooth cooperation within the Group.

## Properties in Southeast Europe





# Ljubljana

Elevation: 298 m  
Area: 275 km²  
Population: 284.355 (2019)



Scan the QR code  
and discover Ljubljana  
on Google Maps.



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Photo: Adobe Stock

## The landmark of Ljubljana: The Dragon Bridge

The Dragon Bridge with its famous dragon statues is Ljubljana's best known city symbol. It is considered an extraordinary technical monument and a masterpiece of Art Nouveau architecture at the turn of the 19th to the 20th century. It was built in the years 1900 and 1901 as Ljubljana's first reinforced concrete structure and is one of the first and also largest bridges of its kind in Europe. At its inauguration the bridge was named „The Jubilee Bridge“ to celebrate the 40th anniversary of the reign of Emperor Francis Joseph I. The original design for the bridge had foreseen winged lions instead of dragons. The bridge owes its Art Nouveau character to Dalmatian architect Jurij Zaninović, a student of the great Viennese master Otto Wagner. Zaninović designed the concrete slabs, the balustrades and the copper sheet dragon statues.

Source: Excerpt from [www.visitljubljana.com](http://www.visitljubljana.com)





## Gregorčičeva ulica 39

This building houses the offices of the first foreign subsidiary of the GRAWE Group. GRAWE Zavarovalnica d.d. Slovenia was established in 1991 under the name PRIMA Zavarovalnica družba d.d. and was renamed GRAWE Zavarovalnica d.d. Slovenia in 2001. The centrally located property has a total useable floor area of 1,600 m² and

was completely refurbished in 2014. The works included the replacement of all windows, renovation of the façade, a complete refurbishment of the converted loft, a restoration of the roof and the installation of a complete air-conditioning system on all floors.



## Komenskega 4

A richly structured façade adorns this representative office and commercial building, adding an elegant aura to the house. A splendidly designed entrance with columns provides an impressive access to the building, which houses a GRAWE

customer centre. The house was completely refurbished in 2014/15 and has an overall floor area of over 600 m². It is situated in a central location of the city.







# Vodovodna 99

This commercial building is located in the industrial part of Ljubljana and was awarded the most renowned architectural distinction in Slovenia, the Plecnik Prize, in 2002, and is designated and described in the international Architectural Review as a „Permanent vacation – permanent

work“ office building. Combining discretion and professional reserve in a space of 1,807 m² the building offers abstract and modern cohabitation in a pleasant, non-classic business environment and atmosphere.







# Zagreb

Elevation: 158 m  
Area: 641,35 km²  
Population: 820.678 (2018)



Scan the QR code and discover Zagreb on Google Maps.



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Photo: Adobe Stock

## The landmark of Zagreb: The Cathedral

Zagreb Cathedral (Cathedral of the Assumption of the Blessed Virgin Mary and Saint Stephen and Ladislaus), with its two spires visible from afar, is one of Croatia's tallest buildings and part of its national cultural heritage. It is estimated that the earliest church built on the site of today's cathedral dates back to the 10th century. The pre-Romanesque edifice was proclaimed a cathedral by King Ladislaus of Hungary when the bishop's chair was moved to Zagreb in 1093. It was gradually replaced by a larger Romanesque cathedral, which was completed in 1217. Most of the building was later destroyed during the invasion of the Tatars in Dalmatia in 1242. Reconstruction of the cathedral on the Romanesque ruins began in the late 13th century, this time in the current Gothic style. The cathedral suffered repeated damage by earthquakes in the course of its long history.

Source: Excerpt from Wikipedia





# Ulica grada Vukovara 5

The property is home to the first international insurance company in Croatia. GRAWE Hrvatska d.d. serves as the general management for Croatia. The company was established in 1993 under the name Prima osiguranje Inc. and was renamed GRAWE Hrvatska d.d. in 2000, the company name it bears today. The building, which has a net usable area of approx. 1,900 m²,

was enlarged in 2001 and is directly adjacent to the neighbouring building at Garićgradska ulica 18. It offers ample car parking space, with 53 parking lots outside the building plus an underground car park. The offices of several enterprises and the financial centre of Croatia are in close proximity.



Image: Kristijan Agatic



# Garićgradska ulica 18

The attractive eight-storey office and retail building covers a gross area of more than 10,600 m² and stands at a central junction of the city, allowing for easy access both from the centre and from the largest arteries of Zagreb. Numerous shops and important institutions are

located in the vicinity of the property. The building was completed in 2006 and is used mainly for rental purposes. GRAWE itself uses a small part of the building, measuring some 350 m². ISKON Internet d.d. has been the biggest tenant of the building for several years.



Image: Kristijan Agatic





# Ulica grada Vukovara 5 a

## Inner courtyard development

A new, modern office and commercial building of usable floor space of 2,200 m² and 56 parking spaces is currently under construction in the inner courtyard of the GRAWE head offices. These new premises will be used exclusively for rental purposes.



# Heinzelova ulica 33 a

The shining red-silver business property stands at one of the main access routes into the centre of the city and features an underground car park, retail premises on the ground floor and six further storeys of office space. The property was built using high-quality materials and state-of-the-art furnishings and offers a total rentable space of more than 2,500 m². McCann Erickson and Wüstenrot Life Insurance have been long-standing tenants of the building, which was newly built in 2005.







# Ulica Velimira Škorpika 24

The modern glass-panelled „Škorpikova Centre“ offers around 2,600 m² of rentable retail premises on a total of six storeys. The property is occupied by long-standing tenants like Impuls Leasing, and provides 65 outdoor parking spaces as well as an underground car park. The building is located in an industrial zone in the western part of the city.

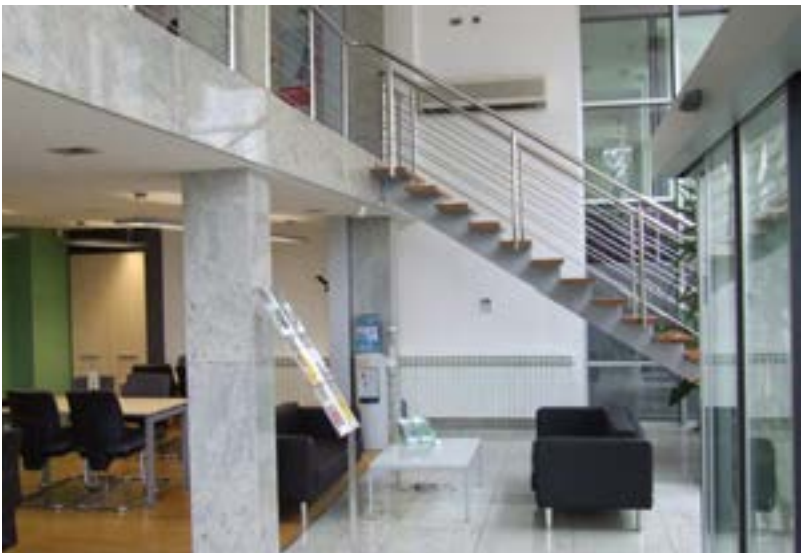


Image: Kristijan Agatic



# Ribarska ulica 10

This six-storey office and commercial building of a net usable area of around 700 m² stands out with its colourful façade and unconventional architecture. The property was completely refurbished in 2013, creating additional rental space in the process. It houses a GRAWE customer centre with a stylish lobby and also features a prominent tower on the outside, bearing the colours and the logo of GRAWE. The building is situated in the centre of the city on the banks of the river Drava.







# Ulica dr. Ante Starčevića 45

Dubrovnik is home to what are definitely some of GRAWE's most attractive rentable business premises. The building complex, completed in 2010, stands out because of its particularly attractive location in immediate proximity to the port of Dubrovnik. A total floor space of 4,200 m² of the building is used for office and retail purposes. In addition to GRAWE Hrvatska d.d., its six storeys house famous Croatian enterprises such as the

renowned beauty clinic Poliklinika Marin Med or the Grand Circle Dubrovnik. The modern design of the façade and excellent technical facilities offer tenants the best conditions for maximum comfort and an excellent working environment in a superb location. With a view towards the port the GRAWE logo is visible from a distance, both from the sea and from the land.







# Budapest

Elevation: 102 m  
Area: 525,13 km²  
Population: 1.752.286 (2019)



Scan the QR code  
and discover Budapest  
on Google Maps.



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Photo: Adobe Stock

## The landmark of Budapest: The Széchenyi Chain Bridge

The Chain Bridge, which spans the river Danube, was built between 1839 and 1849 at the behest of Hungarian reformer Count István Széchenyi, whose name it bears. It is the oldest and best-known of Budapest's nine road bridges spanning the river Danube. The Chain Bridge is a suspension bridge and connects the István Széchenyi square, which marks the end of the inner city of Pest, with the Adam Clark square at the foot of the Buda Castle Hill. The Classicist structure located south of the Hungarian Parliament is supported by two pillars in the shape of a triumphal arch, through which the steel chains of the 375 metre-long bridge are threaded, hence the name „Chain Bridge“. The openings of the arches of the pillars measure 6.50 metres in width, and the weight of the steel construction is estimated at 2,000 tons.

Source: Excerpt from Wikipedia





## Kastély utca 2. A-B.

The mansion and the surrounding land are located outside the city of Pécs. The property offers a total of 1,700 m<sup>2</sup> of rentable space, part of which is leased to a restaurant.

The remaining part is occupied by GRAWE Életbiztosító Zrt. and serves as the General Directorate for Hungary. A total of 22 parking spaces are available on the property.



## Jagelló út 20/A.

The building is situated in an elegant residential area of Budapest. Its three storeys and the loft have a total area of 550 m<sup>2</sup>, equipped with exclusive, modern FF&E.

The building was refurbished in 2014, and today houses the management of GRAWE Életbiztosító Zrt., established in Budapest in 1997.







# Belgrade

Elevation: 131 m  
Area: 359,96 km²  
Population: 1,344.844 (2016)



Scan the QR code  
and discover Belgrade  
on Google Maps.



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Photo: Adobe Stock

## The landmark of Belgrade: The Fortress

The Belgrade Fortress forms the historic centre of the Serbian capital; its basic structure dates back to the beginning of the 15th century, though more modern bastions were added in the late 17th and early 18th century. The centrally located fortress was bitterly fought over during the military confrontation between the major powers of the Austro-Hungarian Empire and the Ottoman Empire over dominance in East Central Europe in the Ottoman Wars, and was briefly held by Austria in the 17th and 18th century. The Serbs took the fortress in 1807 during the First Serbian Uprising against the Ottomans. Situated in a strategic position on a 50 metre-high limestone rock, overlooking the delta of the river Save flowing into the Danube, the fortress is the indisputable landmark of the city.

Source: Excerpt from Wikipedia





# Bulevar Mihajla Pupina 115 d

With its interesting triangular structures this architecturally stunning office and commercial building is unique among the GRAWE properties, distinguished both by its state-of-the-art appearance and its high construction standards. The eight-storey building offers rentable office and business premises on a total area of more than 11,500 m². In addition to the Austrian Embassy, a score of other prominent tenants are based in the property, including

IKEA, a renowned bank and a tax firm. GRAWE osiguranje a.d.o. Beograd was established in 1997 and has its registered office at the same address. Several GRAWE logos can be seen on the roof of the building from a great distance. Particularly noteworthy is the elaborate design of some of the façade elements of the building, situated in the new district of Belgrade. The property was completed in 2007/2008.







# Sarajevo

Elevation: 511 m  
Area: 141,5 km²  
Population: 291.422 (2013)



Scan the QR code  
and discover Sarajevo  
on Google Maps.



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Photo: Adobe Stock

## The landmark of Sarajevo: The Sebilj

The Sebilj is a kiosk-shaped public fountain in the centre of the Baščaršija market place, in Sarajevo's old city centre. The name is derived from the Arab word *sabil* (Turkish *sebil*, for „path“ or „journey“), which describes an oriental fountain usually built against the outer wall of a mosque during the times of the Ottoman Empire. This particular design corresponds to a Turkish *çeşme*, which, contrary to *sabil*, was an independent structure that was installed in public places in large Ottoman cities. The Sebilj was built in 1891 based on the design by Alexander Wittek or Josip Vančas. The one built by the Bosnian vizir Mehmed-paša Kukavica was completely burned to the ground in 1852, and stood a bit further away from today's fountain.

Source: Excerpt from Wikipedia



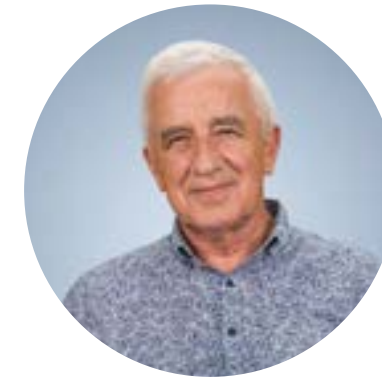


## Trg Solidarnosti 2 und 2 a

This office complex, comprising a total usable floor space of around 7,000 m<sup>2</sup> in two modern, directly adjacent buildings, is situated at the junction that connects the centre of Sarajevo with the airport. Due to their state-of-the-art architecture the two business buildings – GRAWE 1 and GRAWE 2 in Sarajevo – are considered unique in GRAWE's property portfolio. The façade of the complex, for instance, is decorated with cloud patterns. The lobby, which welcomes you with vast amounts of marble and bird-shaped lights, is particularly noteworthy.

GRAWE osiguranje d.d. Sarajevo, which was established in 1998, and other renowned companies such as Nokia Solutions, Philip Morris, Bayer d.o.o. and Turkish Ziraat Bank Bosnia are among the tenants of the buildings, which were completed in 2007/08.

We asked architect Tihomil Kreitmayer for a brief description of his creation (see text on the right page):



*„Despite the fact that the two sites were not developed at the same time, the buildings have very similar forms and dimensions and complement each other in their composition.“*

*(Architect Tihomil Kreitmayer)*

**GRAWE 1:** The building was acquired as a shell in its existing form, so the dimensions at the outer edges were somehow predetermined. Of course, it was adapted to the needs of an office building and obviously to the needs of GRAWE insurance; the rest was designed as an open space with state-of-the-art facilities. This concept allows future users to carry out even large-scale adjustments to suit their own requirements. It has proven to be the right decision, since the building was fully occupied from the very beginning. The GRAWE standard is reflected here in the choice of materials, the finish and the network of installations. The location of the building called for an appropriately designed façade. The latter consists of glass, with a large eave above the entrance. The property has its own indoor carpark, and five residential flats were created in the loft for the staff's housing needs.

**GRAWE 2:** After two years demand for additional space grew, so a permit was obtained for a new building on the adjacent plot. The outer edges were identical with the first building. The Municipality of Sarajevo asked for the property to be designed in a more attractive way, so as to encourage future investors to build in a similar way. Since the first building featured a glass façade, we adopted the same model for the new building, adding a few more appealing elements. Because these two structures created a long wall in front of the existing residential units, we inserted so-called „clouds“, freely integrated in the façade in a different colour, and also accentuated some openings with protruding aluminium profiles. In the centre section on the roof, we installed an attractive 12 metre-long canopy with built-in LED lighting.”

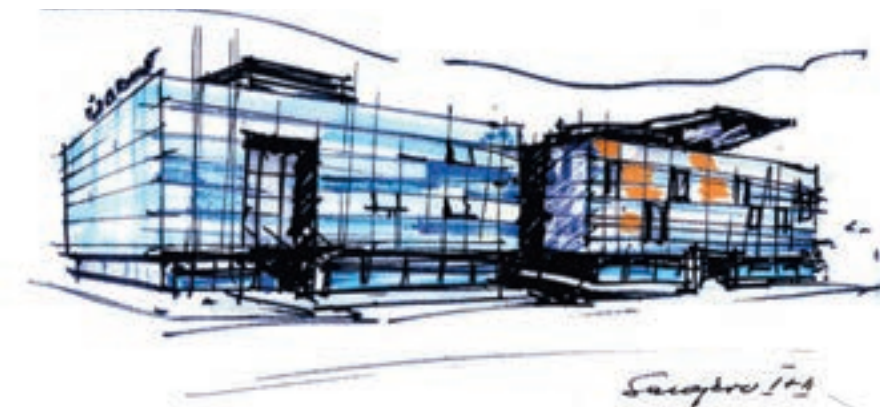


Image: Kristijan Agatic

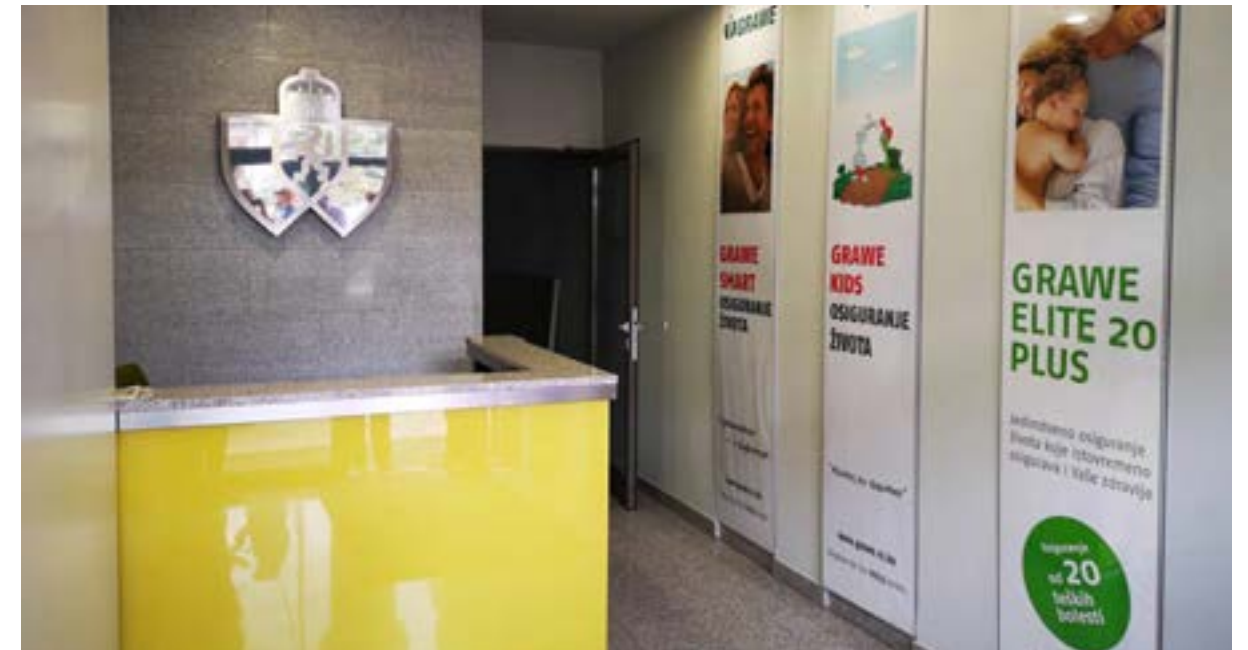




## I Krajiškog korpusa 39

This office and commercial building is situated in the centre of Banja Luka. It was built in 2012 and has a total area of over 1,700 m<sup>2</sup>.

The building is also home to the head office of GRAWE osiguranje a.d. Banja Luka, established in 2001.







# Sofia

Elevation: 595 m  
Area: 492,09 km²  
Population: 1.241.675 (2018)



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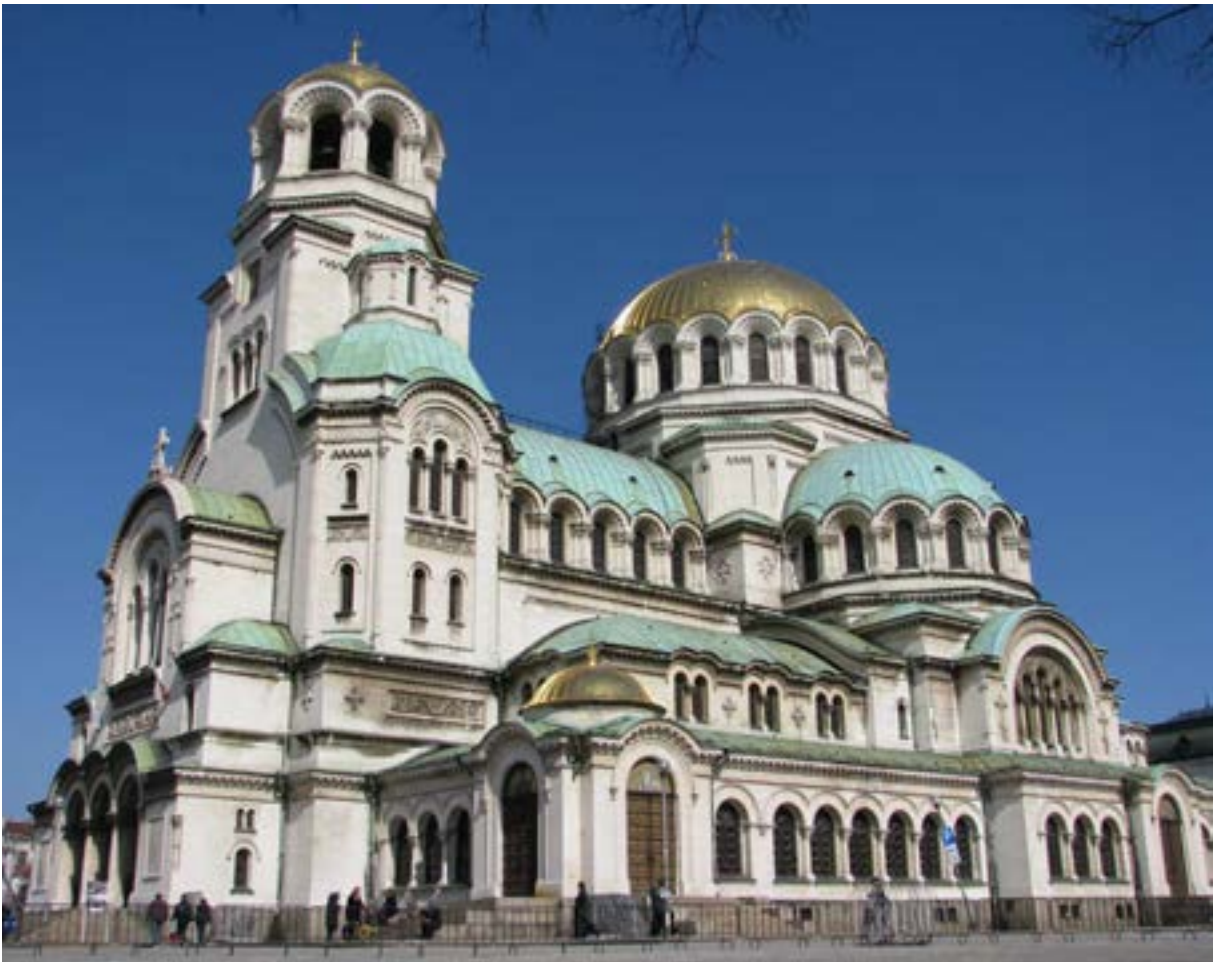


Photo: Adobe Stock

## The landmark of Sofia: The Alexander Nevsky Cathedral

The Alexander Nevsky Cathedral is the Patriarchal Church of the Bulgarian Orthodox Church and also serves as its administrative seat. The Cathedral, one of the landmarks of the Bulgarian capital, was designed by Russian architect Alexander Pomeranzev, who also planned the GUM department store in Moscow. The foundation was laid in 1882, yet actual construction was largely carried out between 1904 and 1912. The neo-Byzantine style cathedral is located on the Alexander Nevsky square in the centre of the city and is dedicated to the Russian national Saint Alexander Nevsky. From 1916 until 1920 the cathedral was called Saints Cyril and Methodius Cathedral, but the original name was subsequently restored.

Source: Excerpt from Wikipedia





# Bulevard „Tzar Boris III“ 1

The modern office and commercial building is located near the city centre along two major traffic arteries, and its unified glass façade and distinguished office tower shape make it stand out from the rest. In addition to GRAWE Bulgaria, founded in 2000, the building is home to renowned tenants such as Techo or Cobuilder. GRAWE Bulgaria itself uses 650 m² out of a total usable space of 4,200 m², distri-

buted over 14 storeys. Visitors to the building are welcomed in a modern lobby on the ground floor, designed in the GRAWE green colour and equipped with a turnstile for quick and secure access to the interior. The panoramic 360-degree view of the city from the rooftop terrace leaves nothing to be desired. The property was completed in 2010 and provides easy access to the city's tramway network.







# Bucharest

Elevation: 70 m  
Area: 228 km²  
Population: 1.821.000 (2018)



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Photo: Adobe Stock

## The landmark of Bucharest: The Palace of Parliament

The Palace of Parliament, formerly known as „The People's House“, is one of the largest buildings in the world by area and one of Bucharest’s landmarks. The centrally located palace stands at the western end of the some three kilometre–long Bulevardul Unirii and is the seat of the Romanian Parliament. The building was constructed from 1983 until 1989, based on the ideas of Romania’s president, dictator Nicolae Ceaușescu; the official laying of the foundation stone took place on June 25th, 1984. The architect of the building, Anca Petrescu (1949– 2013) won the competition for construction of the palace immediately after completing her studies at the age of 26 and remained in charge of its interior design after the building was completed.

Source: Excerpt from Wikipedia





# Strada Vulturilor Nr. 98, 98 a, Sector 3

The striking architectural feature of this modern office and commercial complex is the instantly recognisable round tower. This business property has a total usable space of more than 8,000 m<sup>2</sup> and was finalised in 2011 following three completion stages. It is predominantly for rental purposes, and tenants include various brokers and a bank. The building is also home to the registered offices of GRAWE România Asigurare S.A.,

founded in 2000. It provides parking space for 78 vehicles and is located in the south-east of Bucharest, near the Piata Alba Iulia square and the Bulevardul Unirii, an imposing east-west traffic artery that leads directly to the Palace of Parliament. The Anastasie Simu villa pictured on the right is also one of the properties of GRAWE.

Anastasie Simu







# Chisinau

Elevation: 85 m  
Area: 120 km²  
Population: 532.513



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Photo: Adobe Stock

## The landmark of Chisinau: The Triumphal Arch

The Triumphal Arch of Chisinau is a monument situated in the Buiucani district, the historic centre of the Moldovan capital, and one of the city's landmarks. It is situated in the Cathedral Park at the Bulevardul Ștefan cel Mare și Sfânt, opposite the building of the National Assembly, and on the same axis as the Cathedral of Christ's Nativity, so it forms a sort of gate to the church building. The Triumphal Arch was built in 1840 under architect Luca Zaușkevici in commemoration of the Russian victory in the Russo-Turkish War of 1828-1829. A triumphal arch had already been erected in Moscow in 1836 to celebrate this occasion. The arch contains a bell weighing 6.4 tons, cast from captured Turkish cannons. The edifice has a total height of 13 metres.

Source: Excerpt from Wikipedia



## Str. Alexandru cel Bun 51

The two-storey office and commercial property features a well-preserved façade and is a listed building. It is also home to the head office of Group subsidiary GRAWE Carat Asigurări S.A., established in 2004.

The building has a total usable space of more than 1,500 m<sup>2</sup> and was completely refurbished in 2007. It is situated in the centre of Chisinau, near the Cathedral Park and the hospital.







# Mihai Viteazul 47

This centrally located property, acquired in 2019, has a net usable space of 450 m² and was refurbished in 2019/2020. The occupants of the building are the Embassy of Austria and

a branch office of GRAWE Carat Asigurări S.A. A total of ten parking spaces are available on the premises.







# Skopje

Elevation: 245 m  
Area: 571,46 km²  
Population: 544.086 (2015)



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on Google Maps.



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Photo: Adobe Stock

## The landmark of Skopje: The Stone Bridge

The Stone Bridge of Skopje is a landmark of the North Macedonian capital. It crosses the river Vardar and used to connect the two halves of the old city. The bridge is also depicted on the coat of arms of the city of Skopje. A bridge over the river Vardar already existed in the ancient Scupi, when the Romans laid the foundations at this position for the first time. It was significantly enlarged during the 15th century, taking the form it maintains to this day. The bridge was built at the order of Sultan Mehmed II between 1451 and 1469 and has suffered damage several times ever since. In 1555, a powerful earthquake caused heavy damage to the stone bridge, destroying four of its pillars. The German Wehrmacht placed explosives on the bridge in 1944, but these were removed when Skopje was liberated, avoiding its destruction.

Source: Excerpt from Wikipedia





## Pirinska 23

Its continuous glass façade on the front side and its state-of-the-art architecture give this office and commercial building a uniquely distinctive appearance. The prominent corner tower is the most outstanding feature of this 2,000 m² property, which also houses

the offices of GRAWE osiguruvanje a.d. Skopje, founded in 2007. The building is located in the centre of the city, opposite the Clement of Ohrid church, and was completed in 2010. A total of 38 parking spaces are available on the premises.



## Bulevar 8-mi Septemvri 16 (Hyperium)

The „Hyperium“ is a five-storey building and one of its kind in terms of shape and design. It offers 6,900 m² of high-quality business premises and 200 parking spaces for rent. Its current tenants include some well-known

names like Price Waterhouse Coopers, Triglav Insurance Group and the OSCE. The „Hyperium“ is situated close to the centre of the city, and is well connected to the transport network.







# Kiev

Elevation: 179 m  
Area: 847,66 km²  
Population: 2.952.294 (2019)



Scan the QR code  
and discover Kiev  
on Google Maps.



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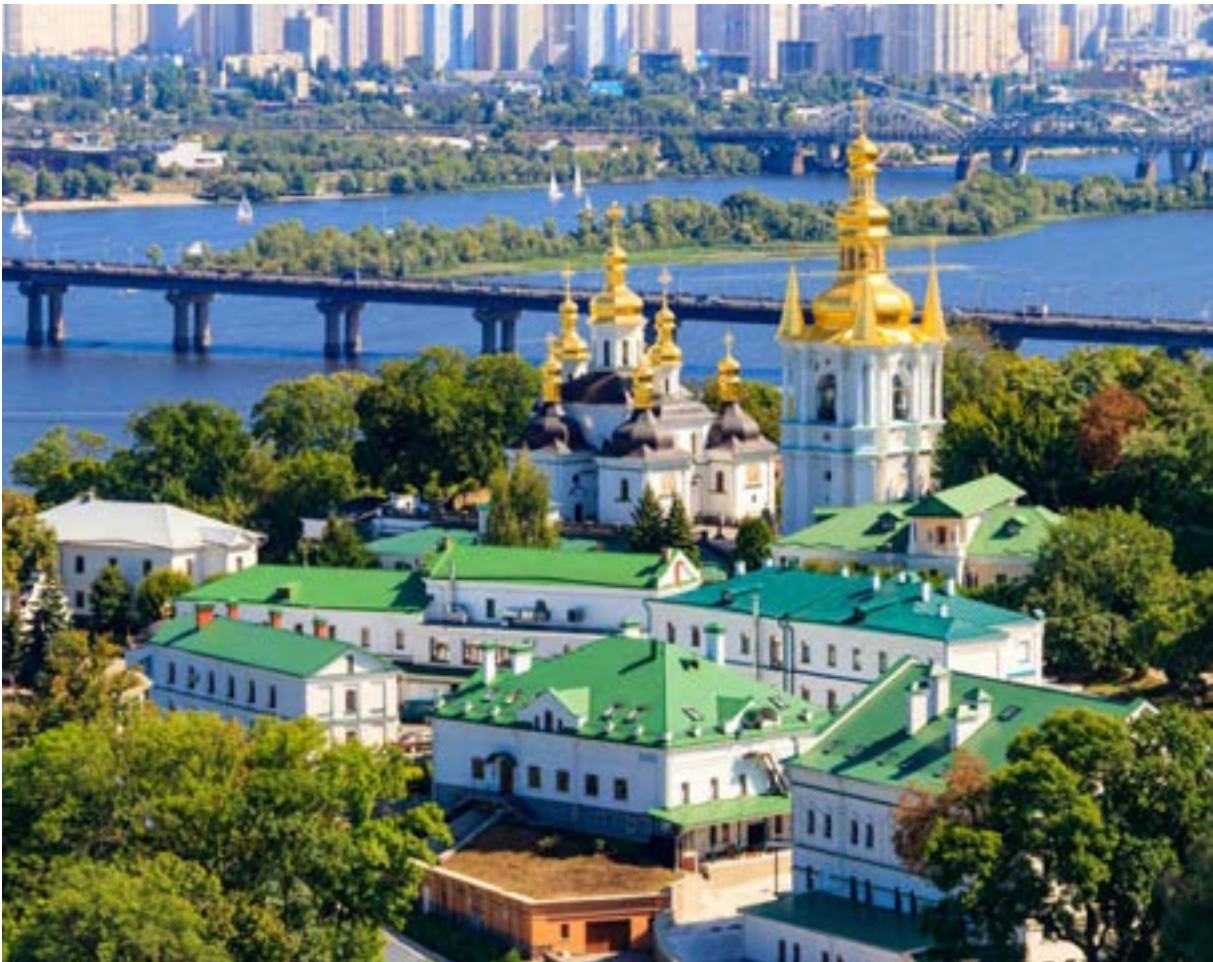


Photo: Adobe Stock

## The landmark of Kiev: The Monastery of the Caves

The Kyiv Monastery of the Caves is located on the hilly west bank of the river Dnepr, in the south of the city centre of Kiev, and is one of the city's best-known landmarks. The large monastery complex is surrounded by walls and is divided into two sections: the Upper and the Lower Lavra. Both parts house numerous culturally significant churches, monasteries and museums, as well as monks' caves in the Lower Lavra, which form the historic centre of the complex. The Kyiv Monastery of the Caves is one of the oldest Orthodox monasteries of the Kievan Rus'. According to the records, hermit Antonij of Kyiv from Lyubech settled in the Varangian Caves on the bank of the river Dnepr in 1013. Together with monk Theodosius of Kiev, who became the head of the Ascetic Community in 1062, he founded an Orthodox monastery in 1051.

Source: Excerpt from Wikipedia





## Velyka Vasylkivska Street 65

In this office and commercial building the premises of a former bank branch were converted into the offices of PJSC GRAWE Ukraine Life Insurance, founded in 1998. The interior, comprising a usable space of around 700 m<sup>2</sup>, was artistically designed „with a lot of love down to

the last detail". Some of the highlights include decorated glass walls and funny caricatures on certain doors. This masterfully executed project was completed in the autumn of 2017.







# Podgorica

Elevation: 45 m  
Area: 108 km²  
Population: 150.977 (2011)



Scan the QR code  
and discover Podgorica  
on Google Maps.



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Photo: Adobe Stock

## The landmark of Podgorica: The Millennium Bridge

The Millennium Bridge is a 173 metre-long cable-stayed bridge above the river Morača, which connects the 13 Julia street with Bulevar Ivana Crnojevića. It was inaugurated on July 13th, 2005, the national day of Montenegro, and is considered a symbol of the economic upturn of the country and the landmark of its capital Podgorica. The Millennium Bridge was designed by the Slovenian engineering office Ponting and Mladen Ulićević, a professor at the University of Montenegro. It consists of a 57 metre-high pylon and a 24.2 metre wide carriageway slab, suspended from the pylon with twelve cables. The pylon itself is attached to the counterweight with 24 cables. The bridge connects the city's centre west of the Morača river with the new city district in the east, providing a significant traffic relief for the two other road bridges.

Source: Excerpt from Wikipedia





# Bul. Ivana Crnojevića 62/I

This office and commercial building comprising more than 400 m² of usable space and four indoor parking spaces is home to GRAWE osiguranje a.d. Podgorica, which acts as the

management of GRAWE in Montenegro since its formation in 2004. The reconstruction and refurbishment of the office space was completed in 2013.

## The project management for third parties





## Gadollaplatz 1 – Styria

This spectacular 14-storey office tower in shepherd's plaid style is considered the „new gate to the city“. The magnificent building was completed in 2014 and is owned by the Styria Media Group. Due to its comprehensive expertise GRAWE was assigned the management of the project.

The construction of the skyscraper almost created a „new landmark“ for the city of Graz, attracting attention well beyond the region. Its curved shape offers a different impression from every angle it is viewed from, symbolising a „soft“ form of straightforward communication. The façade design is particularly noteworthy, since the affixed black and white lesenes do not only serve as protection from the elements: the curvature of the façade generates a dynamic momentum, and the black-and-white pattern creates the illusion of a „shepherd's plaid“.

The building has a usable floor space of around 28,000 m<sup>2</sup> and offers room for more than 3,000 people. It is used predominantly as editorial room, television and radio studio, and as an event location. Its technical facilities are state of the art. For instance, it uses groundwater for the heating and cooling system.

At the heart of this sculptural edifice is a 3,000 m<sup>2</sup> newsroom. The increased floor height and floor-to-ceiling glazing offer an unobstructed view in all directions. The objective of this design was to provide more freedom of movement for journalism. At the centre of the newsroom is the main news desk, which can be seen from all working groups. It represents the „beating heart“ of this media institution.

Upon accessing the building through the loggia and the vestibule one enters a well-illuminated, elongated lobby with terrazzo flooring. To the right is a small shop and to the left a restaurant, which can be used as an extension of the lobby area during public events. The building also houses a kindergarten and a crèche with a view to the garden, as well as a bank branch. The multi-storey car park on the west side of the building offers ample parking space.

At approximately 54 metres the top floor that houses the conference area and the Skylobby offers a spectacular view of the city of Graz.







## Neusiedler Straße 33 – HYPO BANK BURGENLAND AG

The six-storey rental building appeared as a massive perimeter development in a small-scale streetscape. The property was created in the 1970s, with additional structures on the inner court side built in the 1990s. The existing structure no longer lived up to modern structural and functional requirements and was therefore completely refurbished. The small existing buildings along the Neusiedler Strasse were completely demolished to allow for an extension to the west.

Following refurbishment, the property now has a total usable space of more than 4,200 m<sup>2</sup>. The open spaces and the inner courtyard were also redesigned. The façade now has a delicate horizontal structure that protrudes to a different extent on each storey, so as to generate a layered appearance that reduces the size of the building and gives the bank a contemporary image. The extension was planned as part of the whole and was integrated into the overall design.



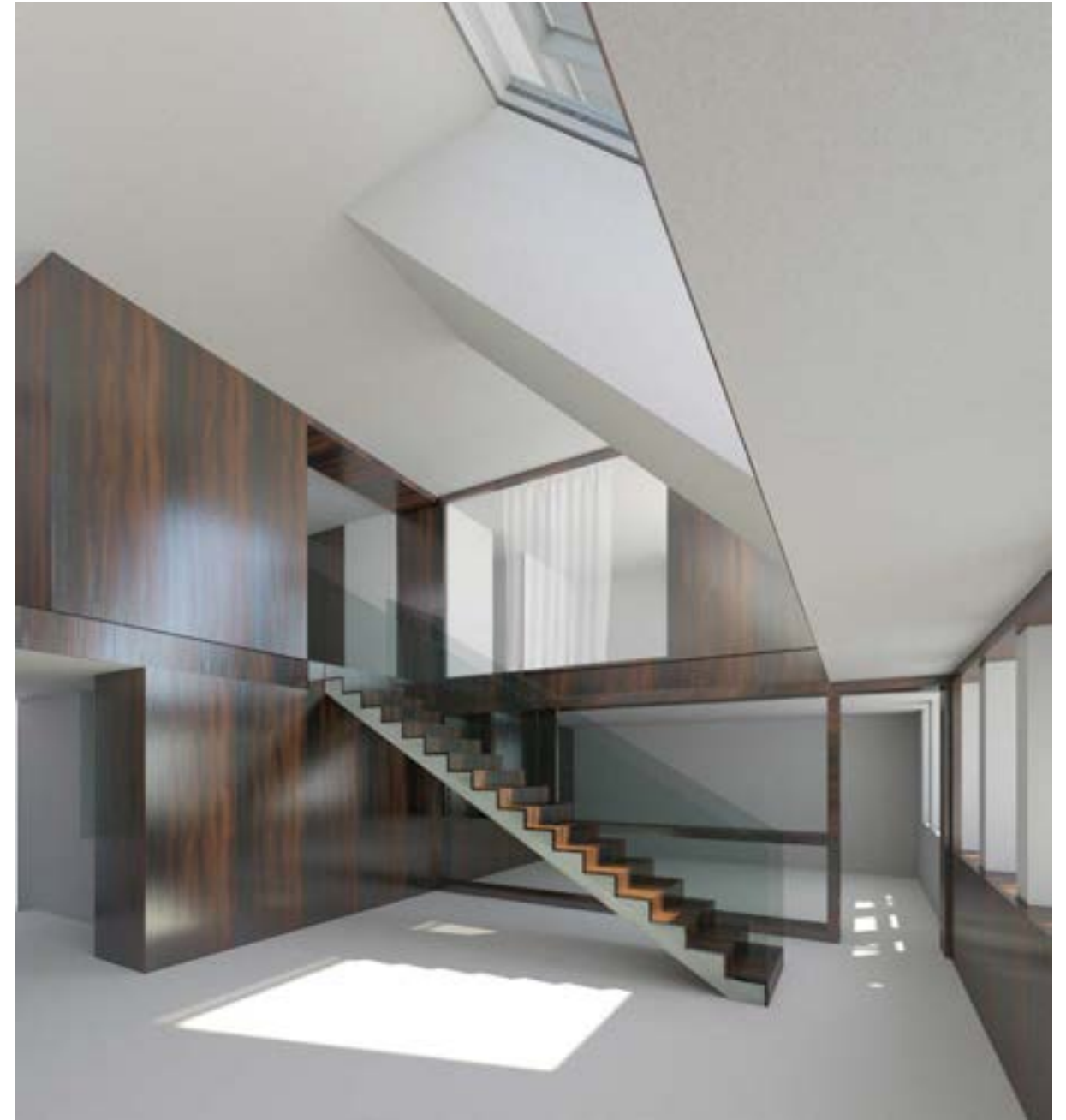




## Goldschmiedgasse 3 – Bankhaus Schelhammer & Schattera

The building is situated in a central location of the city, not far from St. Stephen's Cathedral. The refurbishment of the property mainly affects the loft floor, with a total floor space of 350 m<sup>2</sup> and a 180 m<sup>2</sup> terrace. FIPE architecture ZT KG is in charge of the conversion planning of the so-called „Skybox“.

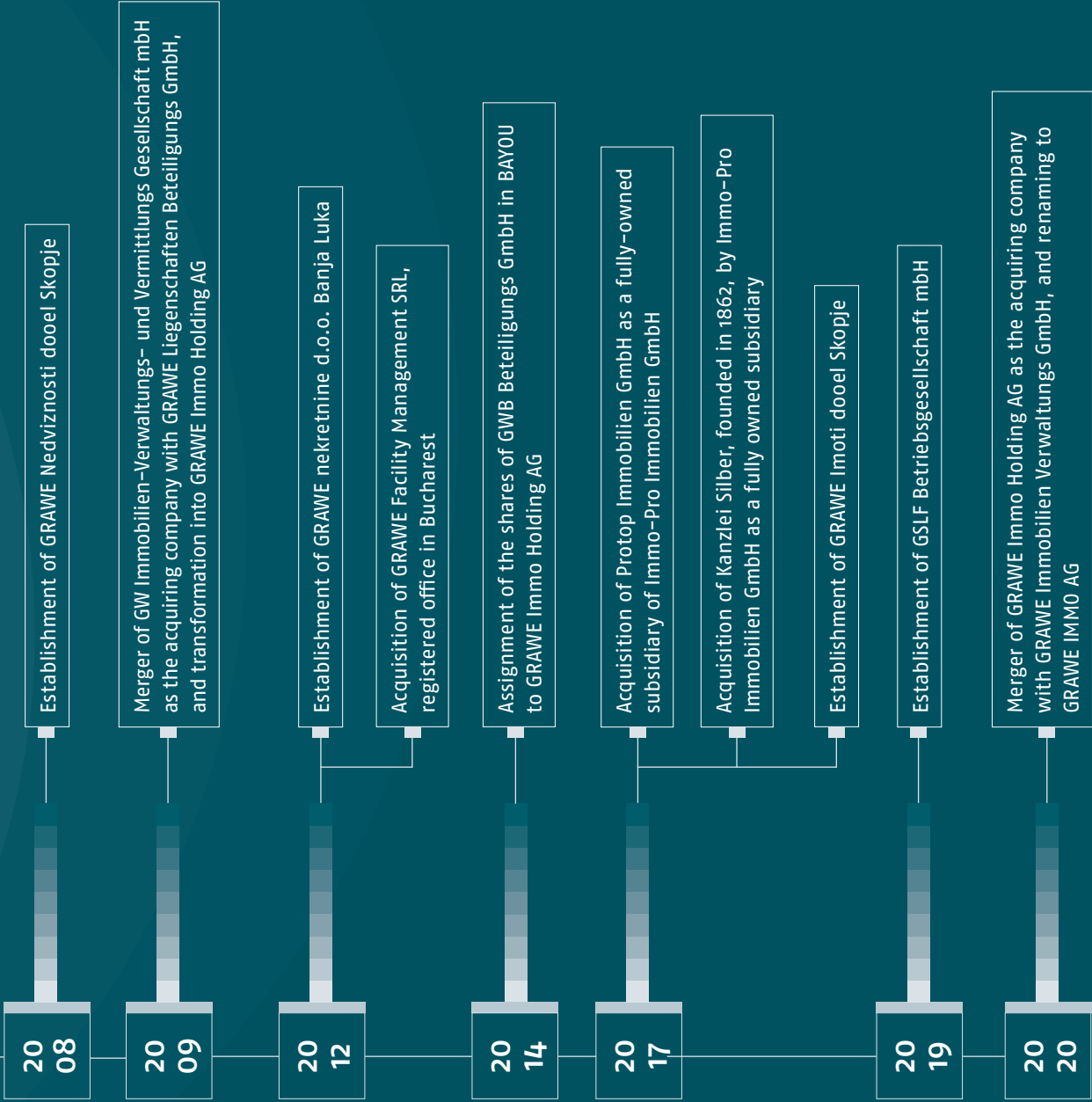
The loft is a new part on top of a historic office building erected in 1949, which blends harmoniously into the ensemble of Vienna's Inner City. A shopping arcade leads to the Graben street and to Café de l' Europe.





# The history of the GRAWE Real Estate Group

A total of 35,000 properties covering a net usable space of more than 2,000,000 m² are currently being managed by a staff of around 150 people.





# The GRAWE Real Estate Group



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