

## PRESS INFORMATION

URBANAUTS STUDIOS Fillgrader



## SERVUS IN WIEN

The URBANAUTS open the URBANAUTS STUDIOS Fillgrader in Vienna.

The URBANAUTS STUDIOS Fillgrader are 14 apartments close to Mariahilfer Straße in the heart of Vienna. Modern and generously furnished, many of the studios have a small fitted kitchen and they are available in three sizes, Cozy, Comfy, and Spacy. This means that they offer you the perfect space, whether you're travelling alone, on business, or with the family.

The URBANAUTS already enable visitors to experience Vienna and the special character of its neighborhoods through its grätzlhotels. These have now been joined by the URBANAUTS STUDIOS Fillgrader, the first Vienna venue with several studios in one building. The new location is also staying loyal to the concept of Fellows, partner businesses in the local area that authentically replace the services offered by a classic hotel.

To get the feeling

The building in Fillgradergasse was originally the home of the Interkult Theater. Finding places with a history, retaining and efficiently reusing the existing rather than building something new, this is part of the concept of the URBANAUTS. In the same way, empty ground floor shops were transformed into grätzlhotels as a means of revitalizing both these individual units and the entire district, the Grätzl. The idea is now being continued in the URBANAUTS STUDIOS Fillgrader, with its seven single-story and seven maisonette studios. The concept, design, and planning are the work of the Vienna office KLK, which creates aesthetic spaces that shape our perception of our surroundings. For example, the dark hallway to the URBANAUTS STUDIOS Fillgrader recalls the backstage areas of the building's theatrical past. And this memory of the theater is also reflected in the works by the artists' collective Studio Emanuel Jesse that adorn the corridors and studios. These silkscreen collages recall 19th- and 20th-century theater posters.

To be part of it

The URBANAUTS STUDIOS Fillgrader are the perfect place for all those who want to experience culture and city life at first hand: Because the famous Naschmarkt and MuseumsQuartier and the popular shopping area of Mariahilfer Straße are just a few minutes' walk away. But those who want to explore the city in the relaxed Viennese manner will probably need a little longer: For every corner of the neighborhood is home to typical Viennese coffee houses, shaded pavement cafés, and charming shops, many of which are URBANAUTS Fellows that invite you to stay a while and browse. In other words, you can quickly become part of the urban hustle and bustle and experience the city like a local.

The URBANAUTS are rethinking the idea of the hotel. The accommodation provided by the URBANAUTS is spread across an entire neighborhood and enjoys a symbiotic relationship with its social context.

To stay independent

The online concierge, which was developed together with the Viennese startup Staymate, offers complete flexibility and state-of-the-art service. But those who still want face-to-face contact can speak to the staff on the ground or turn to our Fellow Daniel at Daniel's Bistronomie. Here, guests can enjoy such individual services as a Grätzlkorb or an Aperol-To-Go. A further URBANAUTS Fellow is the Saint Charles Apothecary, where guests will find, alongside the pharmacy, a shop specializing in natural cosmetics and a small spa for special treatments, all in the spirit of a holistic approach to health.

"This opportunity to experience the essence of local, this interaction with the restaurants, bars, and cafés of the surrounding streets, is a key part of our concept. Our guests value the Fellows system," explains Managing Director Theresia Kohlmayr. This enables individual wishes to be met. And additional packages can be booked on top, from a bunch of flowers or box of chocolates to a picnic hamper or massage. In this way, the URBANAUTS offer all the services of a large hotel while still guaranteeing the guest flexibility and independence.

Who are the URBANAUTS?

In 2012, URBANAUTS GmbH realized its first innovative hotel product, the grätzlhotel in Vienna's Belvedere district. Former shops were transformed into hotel rooms with a new design that guarantees visitors to the city a particularly authentic Vienna experience. The concept enables the needs of individual travelers to be met, while also developing a completely new way of using vacant ground floor zones. The idea attracted not only huge international attention but also a perfect partner, Grätzl Betriebs GmbH, with whom the concept was jointly developed and realized in locations across Vienna. In each of these locations, the neighborhood itself is the hotel lobby and offers visitors a new way of really getting to know the city. These partners are continuing to work together to expand opportunities for independent travel, the URBANAUTS STUDIOS Minelli in Trieste were opened in 2023, end of July the hideouts hotel Le Chevalier bleu in Monpazier (FR) will welcome its first guests. A new location in Füssen (D) will open soon.

The URBANAUTS Hospitality Group was established in November 2015 and is responsible for the management of the hotel group. The Managing Directors are Theresia Kohlmayr and Ines Auerbacher. The URBANAUTS Hospitality Group is owned by Grätzl Betriebs GmbH, URBANAUTS GmbH, GEP BeteiligungsInvest GmbH, and SOLUTIONS Holding GmbH.

The URBANAUTS STUDIOS Fillgrader is a successful project that has been realized together with Rustler Real Estate Experts. Rustler Immobilien was founded in 1935 by Frieda Rustler. Today, the owner-run family company and its employees in Austria and across the CEE Region continue to offer services ranging from classic property management, via technical facility management and real estate brokerage and development, to property valuation.

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### STUDIOS

3 Cozy Studios à 25 m<sup>2</sup>  
4 Comfy Studios à 30 m<sup>2</sup>  
7 Spacy Studios à 40 m<sup>2</sup>

BATHROOMS equipped with  
shower and WC

Perfect for longer stays:  
Fully equipped kitchen

For business visitors:  
Iron and ironing board,  
desk

For hot days:  
Air-conditioning in all  
studios

CHILDREN stay for free in  
their parents' room up to the  
age of 6.99  
Cots and highchairs are also  
available

PETS 15 € / day

### FACILITIES

App wash laundry  
24-hour key box  
Online concierge service

### ALL-INCLUSIVE SERVICES

Free WLAN  
1 bottle of wine and water  
Coffee & tea  
Natural care products from  
Stop the Water

### CHECK IN/OUT

15.00/11.00  
Early/Late check in/out:  
12.30 (surcharge 20 €)

URBANAUTS fellows in the  
immediate area

Personal recommendations:

Daniel's Bistronomie  
Kaffeehaus Drechsler  
Kaffeehaus Phil  
If Dogs Run Free  
Puff - die Bar  
Ra'mien  
Cafe Europa  
Figar  
Saint Charles Apothecary  
Habari Design Store  
Aux Gazelles  
Time Out Spa  
Gumpendorfer Stube  
Mama Liu and Sons  
Cafe Sperl  
Ludwig van  
Fräulein Kleidsam