

*Villa Bunzl
Revisited*



revisited

amb.

If you want to create something with life today, you have to assimilate all that is alive today. The entire spirit of the age, including its sentimentality and its exaggerations, all its tasteless ideas, as long as they have life.

Josef Frank, architect, Villa Bunzl

Own more than just a place.

Own a piece of Viennese architectural history.

Hugo Bunzl, a paper dynasty heir from Bratislava, commissioned Josef Frank to design a house for his family in the green Vienna Cottage Quarter at the beginning of the 1930s. Photo © Martin Gerlach Jnr, June 1936 Wien Museum collection



Almost 90 years after the building was completed, today Villa Bunzl has been returned to its former splendour – augmented by a structure positioned before the house that creates space for new ideas.

amb.

presents

Villa Bunzl Revisited

A revitalised 1936 Bauhaus villa, in ensemble with a glazed solitaire cube

Chimanistrasse 18, 1190 Wien

The value of a property is usually determined by the exclusivity of its location, its architectural refinement, and the quality of the executed fixtures and fittings. But there are properties where all of this fades into the background, because their sheer existence has a value for experts and enthusiasts that cannot be quantified in money.

As the last building to be erected in Vienna according to plans by Josef Frank, Villa Bunzl occupies a very special place in the history of Viennese Modernism. A final contri-

bution to the (in many ways rebellious) spirit of the Neues Bauen movement in Vienna

Following a restoration of the Bauhaus villa that is true to the original style, and an equally lavish extension in the shape of a cube formed from large glass panels, today the property is a unique offering with a variety of use options. A home with attached office or gallery space, an exclusive showroom, or a prestigious branch office: this is an opportunity to be inspired by a legendary architect and designer every day.

May I introduce myself? Frank – Josef Frank.

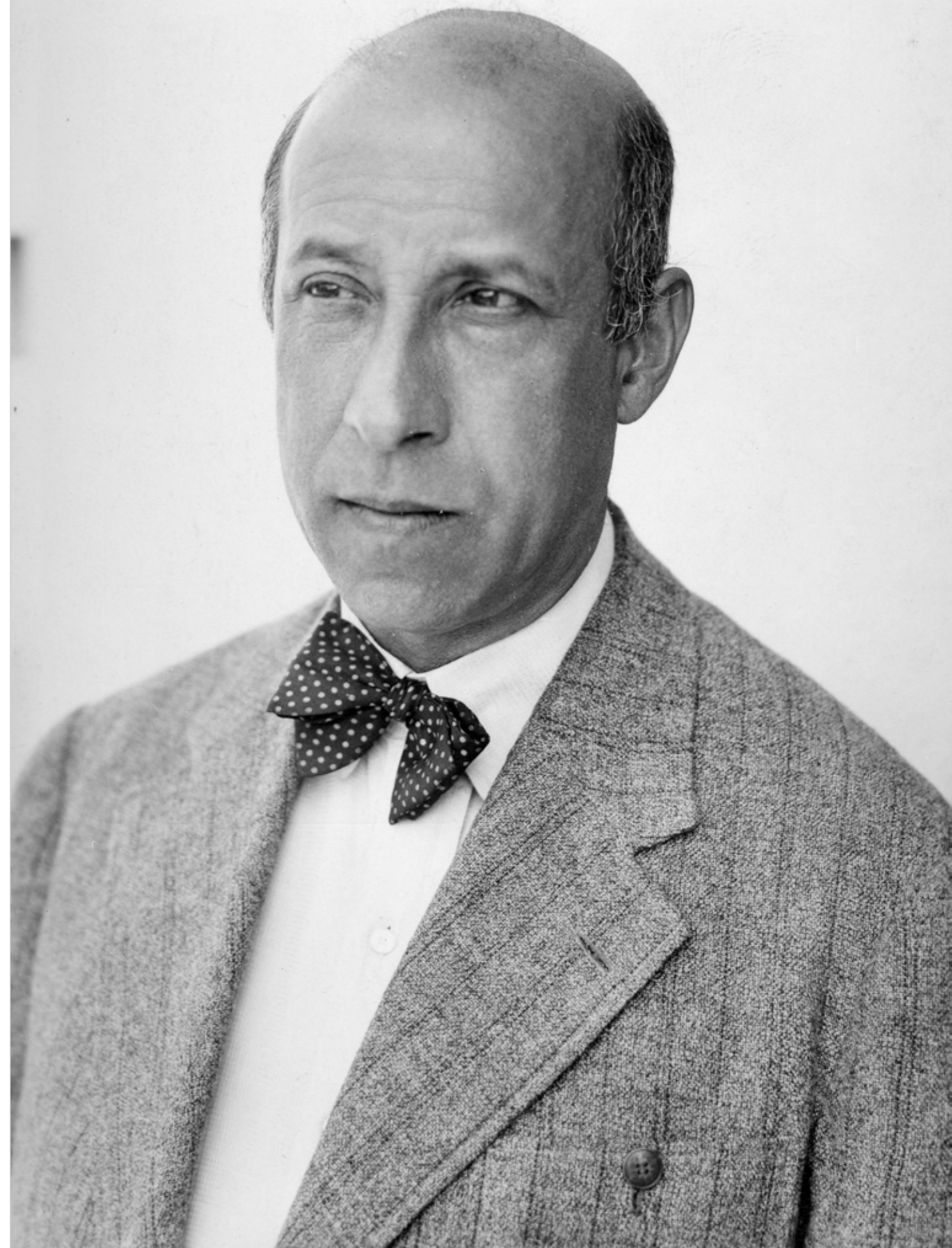
You haven't heard of me? Well, yes, it is quite some time since I was responsible for establishing the Viennese School of architecture with my colleagues Oskar Wlach and Oskar Strnad. To a degree, it was a counter movement to the strict functionalism of our Bauhaus colleagues Gropius and Mies van der Rohe. The resulting debate could certainly be described as lively. And it finally gave me the chance to step out of Adolf Loos' shadow.

I did share a rejection of ideals handed down from previous historic periods with Le Corbusier, who invited me to the Congress International d'Architecture Moderne (CIAM) in 1928. But I must admit that my initial enthusiasm for the radical execution of Modernist principles did not last long.

I never saw much in the hegemony of pragmatism, which prioritised rationalisation and standardisation above all else. As an architect it was never my aim to create a Gesamtkunstwerk. For me, it was much more important to create places in which people could feel at ease and relax. Clearly, Mies van der Rohe saw things very differently – he loudly and boisterously christened my duplex home in the Weissenhof model development (which he initiated): "That is the Frank bordello!"

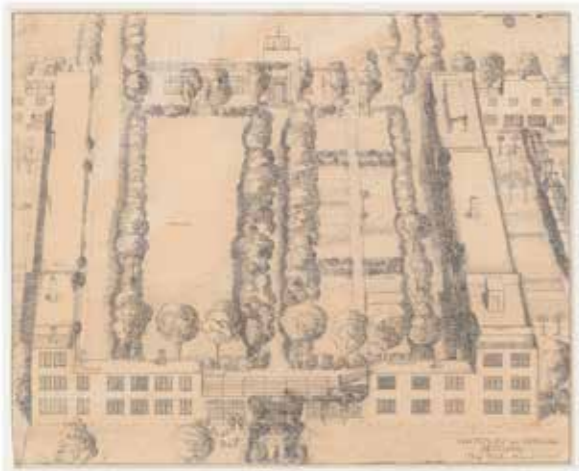
The co-founder of the Austrian Werkbund and later initiator and artistic director of the Werkbundsiedlung residential design project emigrated to Sweden in 1934.

*Also a co-founder of the International Congresses of Modern Architecture (CIAM), he was one of the most significant figures of the second era of Viennese Modernism.
© Picture Archives of the Austrian National Library, Vienna*



From home design philosopher of the Vienna Werkbund to Swedish design legend.

In 1930 Josef Frank initiated the Werkbundsiedlung housing construction project in Hietzing, Vienna, which saw over 30 Austrian and international architects – including Adolf Loos, Josef Hoffmann, Margarete Lihotzky, Ernst Lichtblau and Clemens Holzmeister – realise their ideas for new, modern home design.
© Werkbundsiedlung, Kunstsammlung und Archiv, 1932



In 1921 Hugo Bunzl commissioned Josef Frank to design workers' homes, a kindergarten and a school in Pernitz, Lower Austria. Drawing by Josef Frank, Ortmann residential estate, from 1921 © Hermann Czech



In 1928 Frank participated in the first of the Congrès Internationaux d'Architecture Moderne (CIAM) at La Sarraz castle near Lausanne in Switzerland.



What happened after I fled Austria? I had barely arrived in Sweden when I met Estrid Maria Ericson, founder of interior design company Svenskt Tenn. My desk was quickly covered with sketches of furniture and textile designs instead of urban developments and residential projects. Estrid's business boomed. And so the acquaintance developed into a business partnership, and a creative collaboration that bore abundant fruit and lasted decades. This explains why today I'm still prized as one of the most influential designers of my second home country too. More than a few people regard my philosophy of home design as the foundation stone on which a Swedish furniture store built a global empire. But that's another story.



The Winarskyhof was built between 1924 and 1926 to plans by Josef Hoffmann, Josef Frank, Oskar Strnad, Oskar Wlach, Franz Schuster, Adolf Loos, Margarete Lihotzky, Karl Dirnhuber and Peter Behrens. © Wien Museum

Among the people who were more inclined towards my ideas for modern residential architecture was Hugo Bunzl – a paper industry magnate who was also an active philanthropist, and commissioned my designs for kindergartens, schools and workers' homes in the 1920s. Balconies, terraces and little gardens ensured that every unit had as much outdoor space as possible, and of course, at the same time the buildings were always state of the art. In any case, it is thanks to this businessman and our friendship that I had one last opportunity to realise my vision of tasteful, unostentatious, cosy modern home design: the Villa Bunzl in Döbling, which now – almost 100 years after the end of the Bauhaus era – has been given a new life.



Savoir vivre in upscale ambience.



Cafe Friedl © Christian Fischer



Cottageviertel, Richard-Kralik-Platz © Wikipedia

Slow living in Döbling's Cottage Quarter.

Planned out during the last third of the 19th century along the lines of an English garden suburb, today the Cottage Quarter is a residential oasis on the edge of a vibrant capital city. Over two-thirds of Döbling is covered by green space, making it the greenest district in Vienna. And half of all of Vienna's vineyards are found here, on the fringes of the Vienna Woods, prized not only by winemakers in nearby Grinzing and Sievering but doubtless also in the many international embassies located in this area.

Between the historic villas and sprawling parks, time seems to stand still. As well as the best picnic spots, there are delicatessens, cafés, fashionable restaurants and traditional inns all within walking distance – as are local kindergartens and schools. The American International School is just ten minutes away by car. It takes the same amount of time to walk to a check-up at the highly regarded Rudolfinerhaus private hospital.

In other places, the world might seem to be turning ever faster, but here the short distances, profusion of green and many quiet spaces invite you to enjoy some breathing space. Time to celebrate slowing down!



- 1 Türkenschanzpark
- 2 Währinger Park
- 3 Setagaya Park
- 4 Wertheimsteinpark
- 5 Hohe Warte, Döblinger Bad swimming pool
- 6 Mozart & Meisl
- 7 Heuriger Hengl-Haselbrunner
- 8 Restaurant Eckl
- 9 Das Cottage
- 10 Cafe Friedl
- 11 Salettl Pavillon
- 12 Unterm Kirschbaum child daycare
- 13 Volksschule Kreindlgasse elementary school
- 14 Bundesrealgymnasium Krottenbachstrasse secondary school
- 15 University of Natural Resources and Life Sciences
- 16 Sonnbergmarkt market
- 17 Obkircher shopping street
- 18 Delicatessen
- 18 Supermarket
- 20 Rudolfinerhaus private hospital
- 21 Döbling private clinic (Heiligenstädterstraße 55-63)
- 22 Krottenbachstrasse S-Bahn commuter rail station (S45)
- 23 Gatterburggasse public transport stop (tram 38, bus 10A and 35A)
- 24 Spittelau station (commuter rail and underground lines)



Real estate for real Bauhaus enthusiasts.

Trends pass, but genuine classics stay. In fashion just as in the world of architecture. And so the Bauhaus villa on Chimanistrasse is not simply a nostalgic throwback to times gone by. Quite the opposite: in combination with the cube positioned in front of the house, the spirit of Viennese Modernism seems more alive than ever. Clean geometric shapes, high quality materials and highly functional spatial design, in combination with state of the art building services, create a home environment that is unique in many ways. Like an island that effortlessly withstands the incessant flowing of time.



Large, sheer glass panels define the cube, a contemporary interpretation of Bauhaus principles, erected on the street-facing side of the house.

Almost 90 years separate the two structures that have reinvigorated the spirit of Viennese Modernism. Or just five steps.

Living and working between centuries.

Studio with
glass facade
designed by
architect
Martin Tröthan.
Detail planning:
Riedl + Partner
Architekten.



The spacious salon in the house is a combined living and dining space. Depending on the time of year, an open fireplace or an open French window create an extra-comfortable indoor climate.

Josef Frank viewed the "house as path and place." As in a city, its inhabitants should discover a variety of spaces that provide a fitting ambience depending on the mood. And so Villa Buzl, created on his drafting table, offers many different kinds of spaces and niches, all of which could become a personal favourite place. From the stair

landing in the hall to the fireplace in the salon, from the inner courtyard to the roof terrace, from the bathroom to the swimming pool.

The neighbouring contemporary cube opens up the possibility of commuting effortlessly between different epochs. It never takes more than a few steps to travel through time from the 1930s to the present. An ideal environment to celebrate the lightness of being, each day.

(A house) is not there for cooking, eating, working and sleeping, but for living. Between the terms cooking, eating, working, sleeping and that of living lies that which we call architecture. J.Frank

What we need is variation, and not stereotypical monumentality. No one feels comfortable in order that has been forced upon them, even if it has been doused in beauty. Therefore, what I suggest are not new rules and forms but a radically different attitude towards art.



Austrian architect Josef Frank, ca. 1950,
© IMAGNO/Austrian Archives

Josef Frank

More spaces for recreation.



Small but perfectly formed: the terrace on the flat roof awaits, whenever a break is needed from the everyday.



The patio provides the perfect setting for being together under the open sky.



The swimming pool is also a genuine one-off, equipped with a range of superior technical features and surrounded by the original stone wall.

In contrast to his Bauhaus colleagues, modernist Josef Frank can be seen as the forerunner of a human-centred architecture. Given the acceleration of the pace of life in the wake of industrialisation, he perceived a growing need to

design homes in such a way that their inhabitants could achieve relaxation in a shorter time. Today, in the midst of our digitalised everyday lives, spaces for relaxation are needed more than ever.

The spacious master bedroom cannot fail to charm with its tasteful fit-out and direct access to the outdoor gallery.



So it is fortunate that the renovated Villa Bunzl contains so many different spaces to simply switch off and enjoy the here and now. In addition, the newly expanded basement includes a sauna for relaxing and rechar-

ging depleted energy. Residents' electric vehicles can also be recharged at home: two charging stations are provided for on the ground floor of the street-facing side of the building.

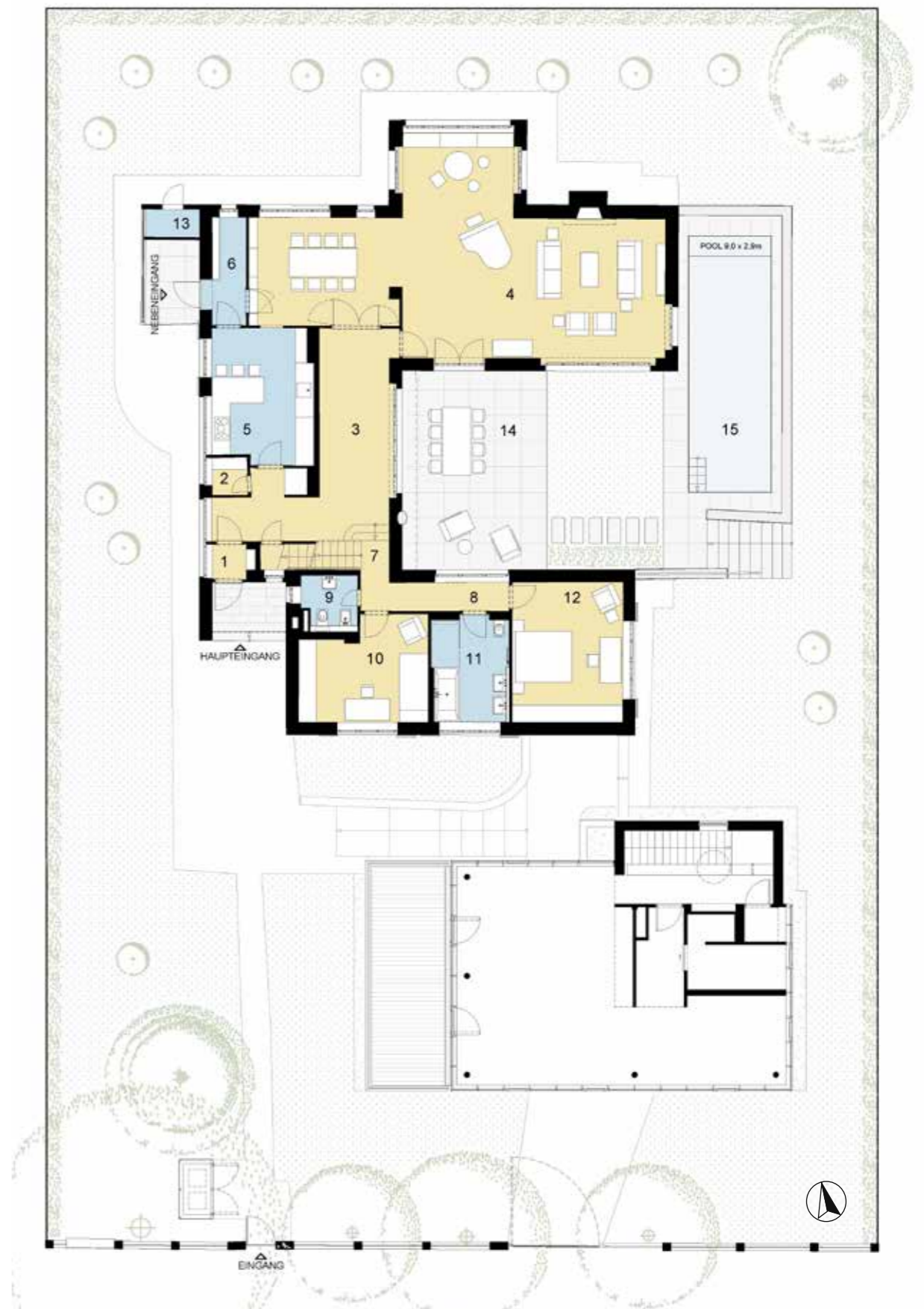
Move in with the genius of Josef Frank.



A well organised house should be planned like a town – with streets and paths leading to places free from traffic, where relaxation is possible.

The spatial plan occupied a central position in Viennese Modernist architecture. Its leading proponents, such as Adolf Loos and Oskar Strnad, put forward the view that new living concepts would only be possible if the underlying concepts of space planning were completely reinvented. The result of this process of thinking is also what gives the living environment in Villa Bunzl its unique quality.

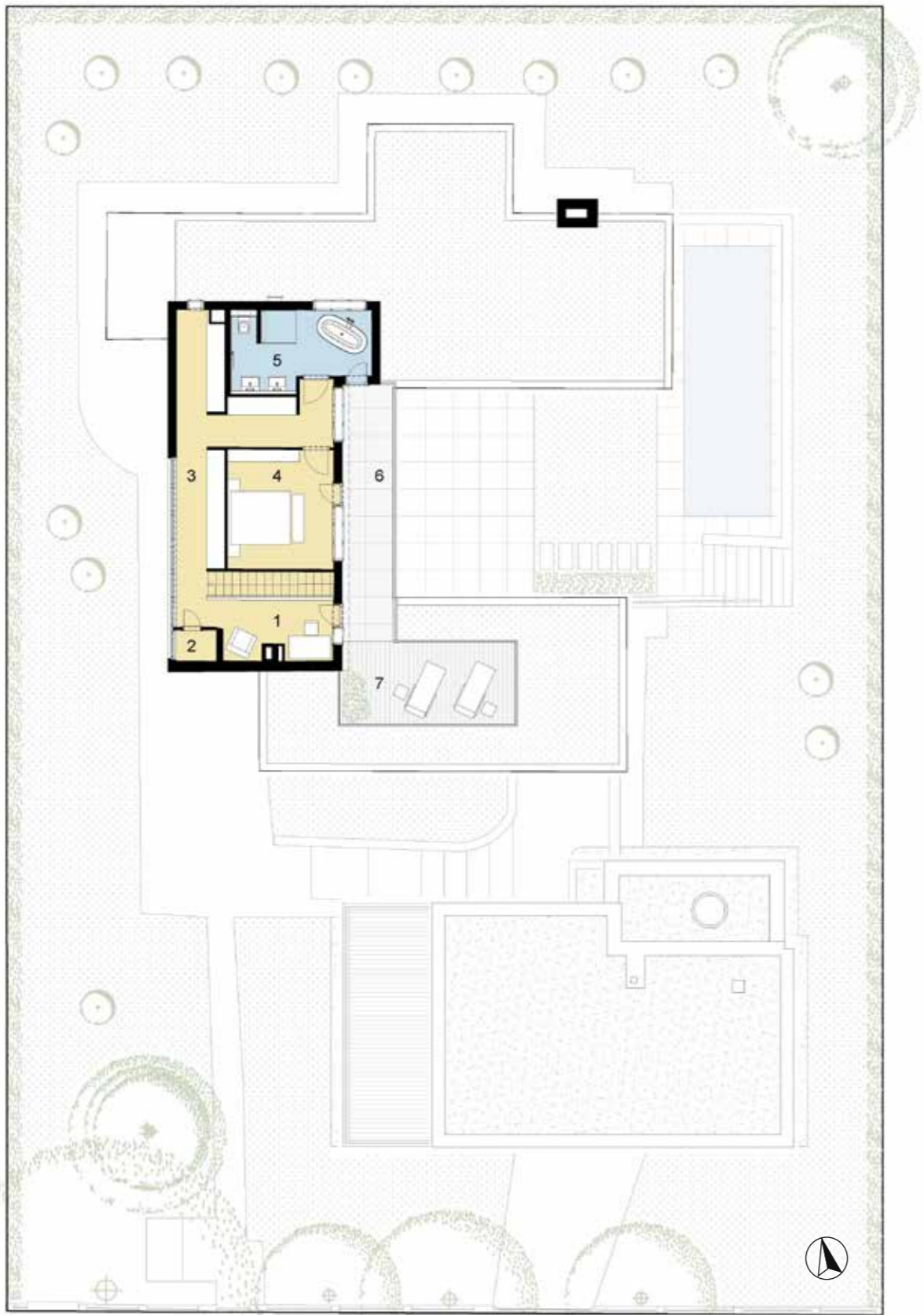
Open interior spaces with diverse niches, neat rooms located on different intermediate levels, and elegant circulation spaces that invite you to enjoy walking in your own home gradually bring to life how Josef Frank's philosophy of home design was executed in practice. A philosophy that first and foremost approaches design on a human scale.



Villa Bunzl ground floor



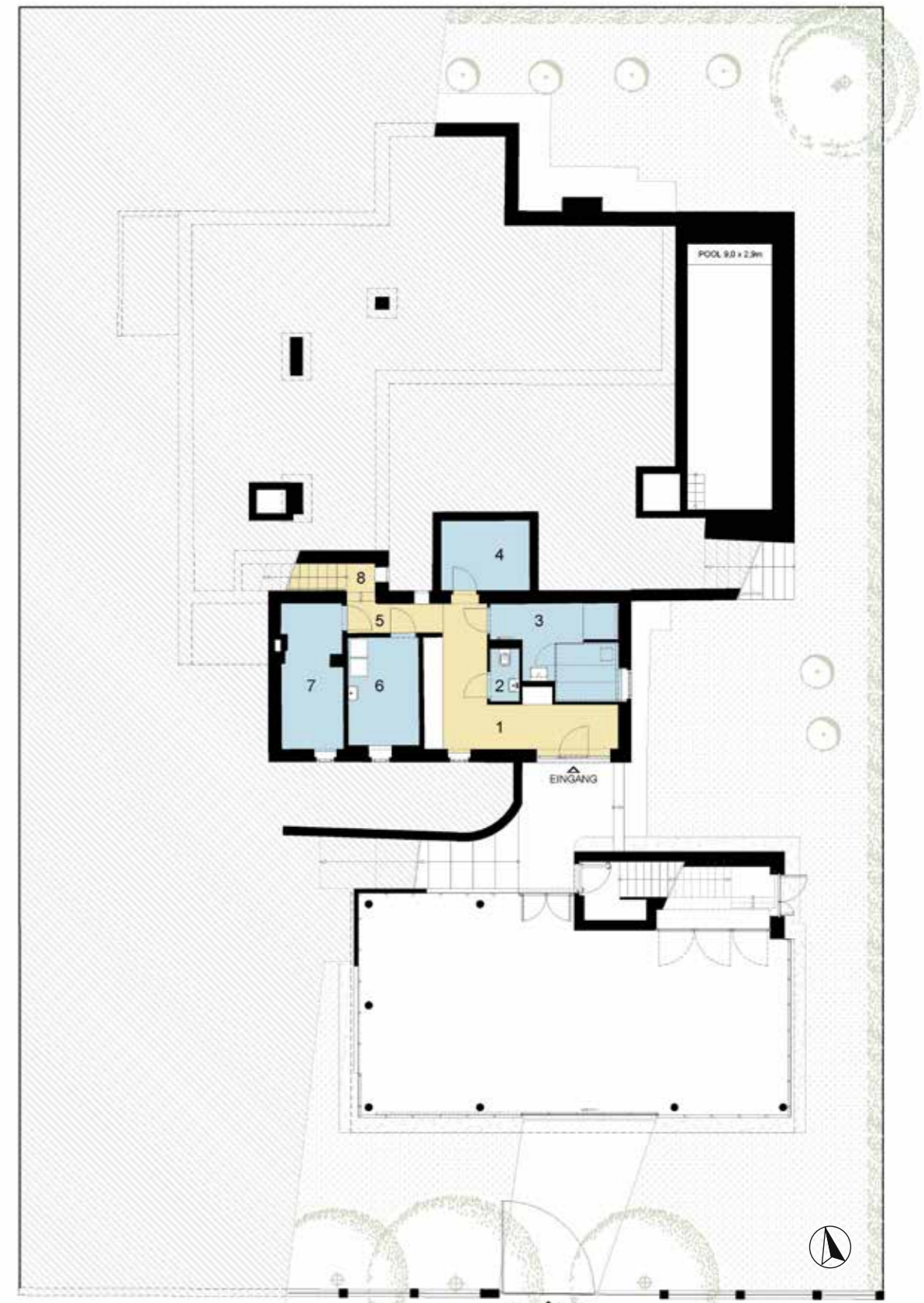
1 Vestibule	1.7m ²	10 Bedroom	15.3m ²
2 Storage space	1.6m ²	11 Bathroom with WC	9.8m ²
3 Hall	26.5m ²	12 Bedroom	19.2m ²
4 Living+dining room	78.7m ²	13 Boot room	1.9m ²
5 Kitchen	16.5m ²	Total floor space	191.0m²
6 Storage space	4.5m ²	14 Patio	35.5m ²
7 Staircase	5.1m ²	15 Pool	6.1m ²
8 Corridor	6.8m ²		
9 WC	3.4m ²		



Villa Bunzl first floor



1 Work space	7.5m ²
2 Storage space	1.4m ²
3 Walk-in wardrobe	22.0m ²
4 Bedroom	14.0m ²
5 Bathroom with WC	11.1m ²
Total floor space	56.0m²
6 Balcony	14.5m ²
7 Terrace	16.1m ²



Villa Bunzl basement



1 Hall	17.6m ²
2 WC	1.8m ²
3 Wellness area	11.4m ²
4 Storage+building services	7.1m ²
5 Corridor	3.3m ²
6 Utility room	8.7m ²
7 Building services	9.9m ²
8 Staircase	4.4m ²
Total floor space	64.2m²

1930s Viennese Modernism meets contemporary architecture.



A circular skylight and window reference the unmistakable formal language of Bauhaus architecture in the new structure designed by Martin Tröthan.

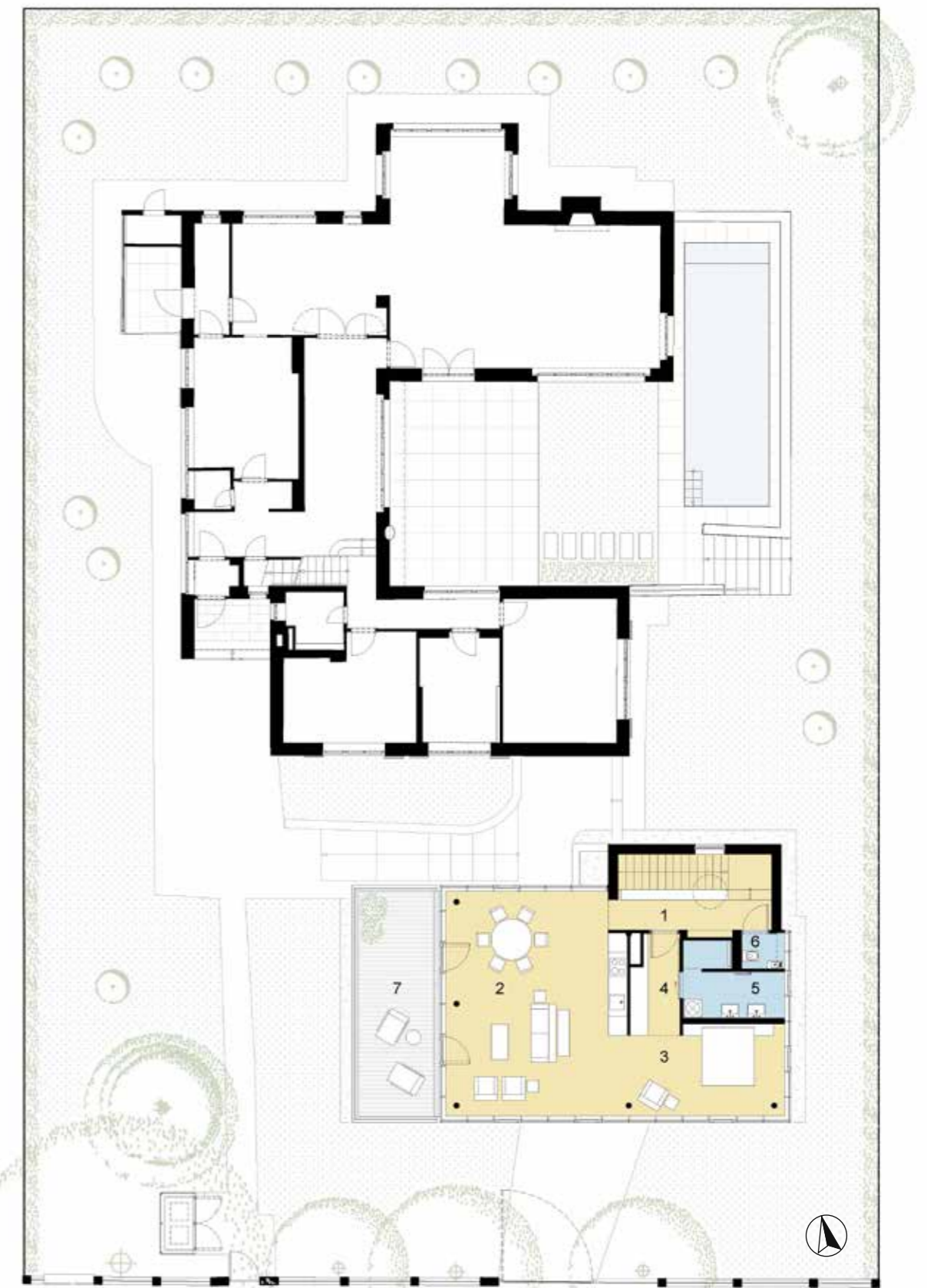
While the revitalised Bauhaus villa resurrects the spirit of Modernism, the cube that floats in the front yard is a model example of contemporary architecture. United by clarity and simplicity of design, the two separate structures form a harmonious ensemble.

In the street-facing new build high ceilings, impressive exposed concrete walls and seamlessly interlocking glass panels create the feeling of limitlessness. State of the art shading and cooling technology ensures that the atmosphere can't be

spoiled by hot summer weather.

Studio, gallery space, office or guest annex – there are also no limits to the possibilities for use on the upper floor. Quite the opposite: the generous south-west facing terrace opens up further space for the imagination and for creativity.

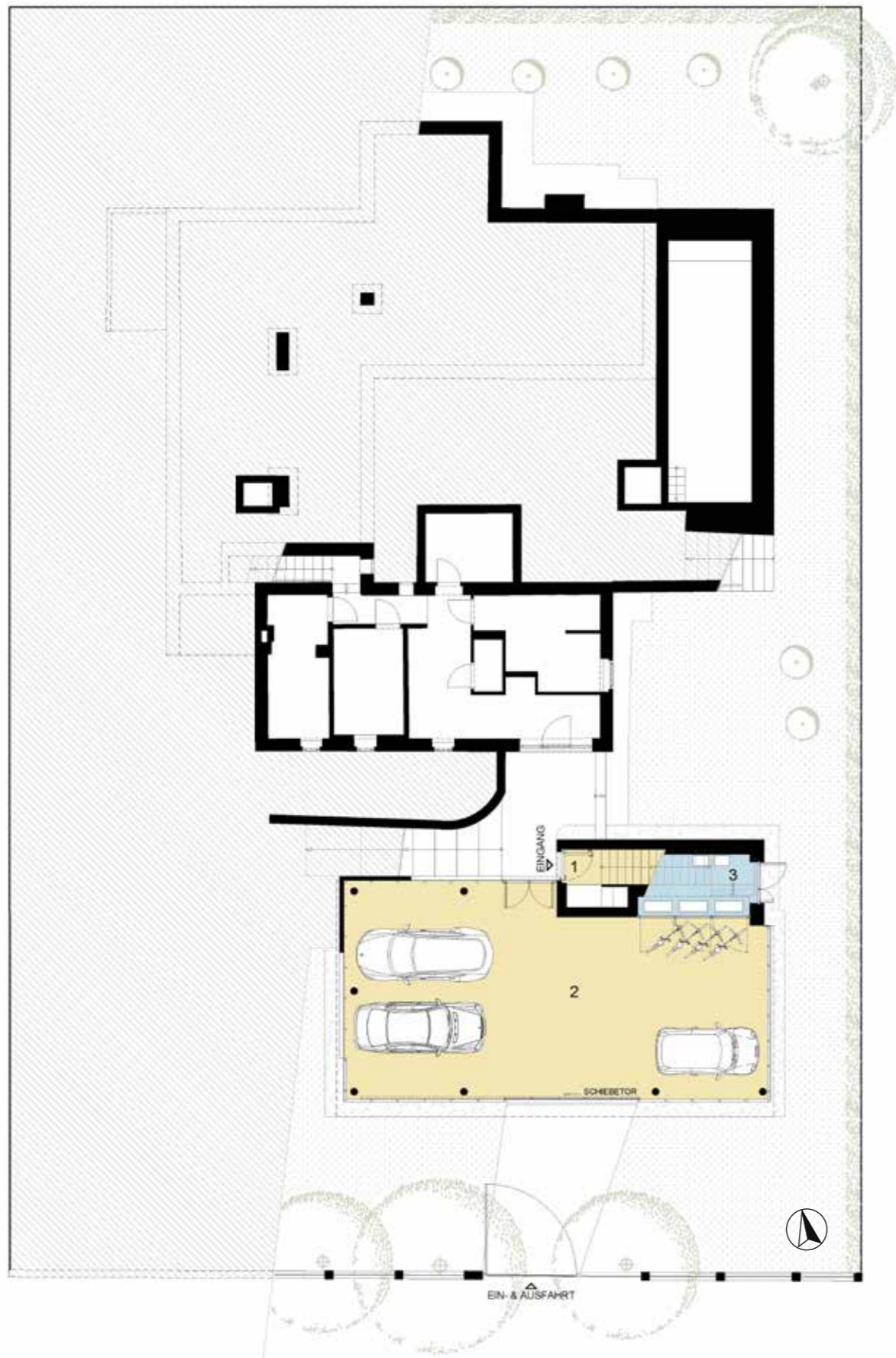
The unobtrusive perforated metal facade on the ground floor conceals a large carport that is only a few steps away from both of the two structures, as is the building services room at the back of the stairwell.



Solitaire first floor

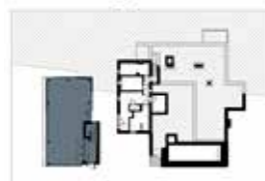


1 Hall and stairs	13.0m ²
2 Living room/kitchen	46.7m ²
3 Bedroom	16.0m ²
4 Walk-in wardrobe	5.4m ²
5 Bathroom	7.3m ²
6 WC	1.8m ²
Total floor space	90.2m²
7 Terrace	21.6m ²



Solitaire ground floor

1 Vestibule	2.8m ²
2 Carport	99.4m ²
3 Building services	8.7m ²
Total floor space	110.9m²



Summary. Villa Bunzl at a glance.

- > Architectural jewel and the last building designed by Josef Frank in Vienna
- > Heritage protected Bauhaus villa, in an ensemble with a no less enchanting solitaire with glass facade
- > Situated in the pretty Cottage Quarter in the district of Döbling, with ideal access to nearby infrastructure
- > Extremely charming villa layouts, perfect for combining work and living spaces thanks to the two separate structures

Areas and floor space

Plot size	1,270m ²
Living space villa	292m ²
Living space solitaire	93m ²
Ancillary space villa	19m ²
Ancillary space solitaire	9m ²
Garage	99m ²
Terrace/balcony space villa	66m ²
Terrace space solitaire	22m ²
Garden	900m ²

Building highlights

- > Comprehensively renovated, heritage protected villa with many retained details, brought up to latest technical standards
- > Carefully selected, stylish, high quality interior and exterior surfaces
- > Modern heating, cooling and water heating using air source heat pumps
- > Underfloor heating, ceiling cooling with individual control for each room. Structural preparations in place for installation of additional air conditioning
- > Optional convenient control of intelligent building services via tablet or smartphone; KNX standard wiring
- > Basement with separate entrance, wet rooms including sauna, utility room and building services room
- > Swimming pool suitable for salt water with counter current unit and floor-concealed roll cover
- > Open fireplace in living room
- > Sprinkler system for the large and well laid out plot
- > Three parking spaces including connections for charging stations

Revitalised to the very highest standards.

Villa Bunzl's architectural significance makes it a property that deserves protecting, and it has official heritage protection status. Great care, creativity and craftsmanship were needed to restore the building and ensure it could be maintained according to the requirements of the Austrian Federal Monuments Office.

Today the condition of the house does more than justice to the original. As well as typical herringbone parquet floors, stoneware tiles in the Bauhaus style and the new wood-framed windows based on the historic design, there are numerous little details that testify to the enormous commitment invested in revitalising this property. A particular highlight is the original open staircase, with its vertically rising banisters that connect the two floors to one another with the lightest of touches.



Hall, Haus Bunzl,
Chimanistrasse
Photo © Martin
Gerlach Jnr, 1936
Wien Museum collection



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As amb Development sees it, expertise and know-how come to the fore right from the planning stage. It's only when one can listen carefully, and be in a position to understand and implement the requirements and priorities of the eventual user of a property, that the project will result in a place of comfort and wellbeing. The size of the project is a secondary consideration. What's important is a love of detail and the insistence on wanting to create something special.

**A love of detail –
from idea to finished property.**

amb Development has its roots in the Austrian construction and property sector. Alfred Michael Beck is Chairman of the Supervisory Board and Founding Shareholder of S+B Gruppe AG, which has operated a successful large-volume property business as an investor and management contractor in Austria and Central and Eastern Europe for decades, becoming a well-known brand on the market. amb Development, in contrast, focuses mainly on smaller, highly individual residential and commercial properties.

The two businesses share a commitment to achieving the best possible execution and disposal of high quality living and working spaces, as well as optimal use and conservation of valuable resources.

Alfred Michael Beck
Managing Director



Paul Öllinger
Managing Director



DI Georgina Ossoinig
Builder-Owner Representative, amb.



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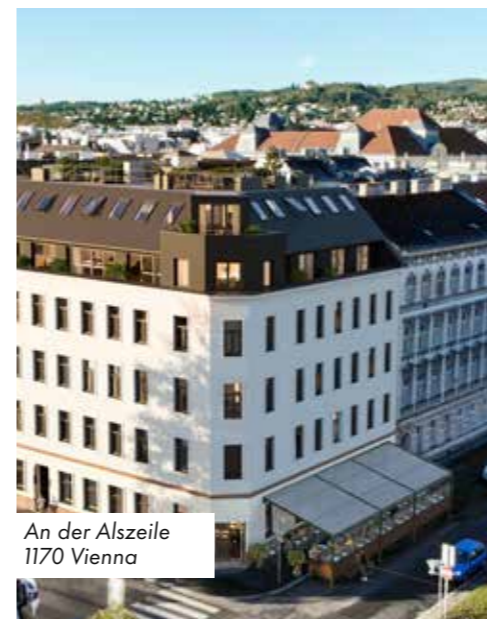
Landhaus
Obersteinriegel



Loft conversion
1040 Vienna



Cottage Quarter villa
1190 Vienna



An der Alzseile
1170 Vienna



Contemporary new build
1190 Vienna



Haus Bunzl, Chimanistrasse
Photo © Martin
Gerlach Jnr, 1936
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*The home should not merely
represent an effective machine.
It must offer coziness, rest and
comfort; be soothing to the eye
and stimulating to the soul.*

Josef Frank, architect, Villa Bunzl

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