Welcome to Schwabinger Tor – a very special urban development geared towards future lifestyles and ways of working. It is an inspirational place of cultural diversity where a cosmopolitan and modern community is emerging. The vibrant district in Munich-Schwabing consists of an urban mix of shops and restaurants, new offices and workplaces as well as attractive accommodation for creative lifestyles.

Schwabinger Tor has a special attitude and savoir vivre. Built on the principle of “talents. sharing. tolerance.” the sharing ethos is applied in many different ways.
Schwabinger Tor is distinguished by tolerant diversity, a vibrant cosmopolitan scene, state-of-the-art standards and the sharing economy maxim of “using instead of owning.” Art and culture, restaurants, cafés and a lifestyle hotel make the city district a highlight and a hub for residents, tourists, creative spirits and budding entrepreneurs. The neighbourhood also enjoys an innovative range of shopping, wellness and lifestyle facilities as well as attractive urban squares and open spaces. The sharing ethos gives the district outstanding quality of life. Share your ideas, talents, values and lots of practical skills.
URBAN DIVERSITY

The lively Schwabinger Tor district – where over 3,000 people will live and work – is situated on the famous Leopoldstraße in Munich-Schwabing. The development consists of nine buildings amongst which life at its most colourful is enjoyed on a wide array of public squares and green spaces with fantastic play areas. Three tall buildings – which can be seen from a distance – represent a city landmark. Around 25 attractive shops, manufactories, restaurants, an artist community and a weekly market provide residents and the local area with both everyday and extraordinary goods offering no shortage of indulgences. This city district is teeming with life with 50 ultramodern offices, 210 individual attractive apartments and the international lifestyle hotel Andaz.

SHARING

Sharing is the new ethos in consumer behaviour and will change our habits – both privately and professionally. Schwabinger Tor gives a platform to this social trend now. Here you’ll find like-minded people wishing to adopt the same responsible-minded practice of sharing. In addition to typical car and bike sharing schemes and innovative services, which foster interaction between people living in the district, local companies, start-ups and freelancers also benefit greatly from the sharing principle. Not only do offices enable new ways of working as co-working spaces, but the skills of talented local people are productively combined and collaboration is encouraged. Discover the many benefits of this new way of sharing.

TOLERANCE

The Schwabing district has always been known for its tolerant and free-spirited lifestyle. The Schwabing bohemians included artists, intellectuals, writers, actors and freethinkers. Today the area is still distinguished by art and culture, an international audience and a pulsating art and culture scenes. Schwabinger Tor embraces this exciting and outward-looking atmosphere and creates the space for tolerance and talented people – looking to the future free-spiritedly, without prejudice, dynamically and optimistically.

TALENTTRUST

Free spirits are welcome. A look to the future indicates that talented, innovative individuals will forge tomorrow’s world – they will shape it and give it a face – and not just economically. The TalentTrust at Schwabinger Tor will be set up to promote talented young people in a targeted way, embracing Schwabing’s historical tradition – under the Prince Regent Luitpold, who was an art enthusiast, every new building in Schwabing had to have a studio for artists by decree.

ART & CULTURE

The allure of art and culture. Schwabinger Tor will become the new home to the art scene. A charming and inviting atmosphere will be created with open workshops, galleries, event facilities and shopping areas. You’ll have the opportunity to enjoy a wide range of events and art throughout the entire district in the highly varied open spaces whose design plays on artistic quotations.
"SHARING IS AN ATTITUDE TO LIFE. I HAPPILY SHARE MY THINGS, KNOWLEDGE AND TIME, SUPPORTING THE TREND TOWARDS RESPONSIBLE CONSUMERISM."

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AN INCREDIBLE VARIETY OF AROMAS FROM HERBS AND PRODUCE DRIFTS ACROSS THE SQUARE – THE WEEKLY MARKET IS BEING HELD TODAY. I FOLLOW MY NOSE, ENJOY A COFFEE AND MEANDER THROUGH THE STALLS SELLING FRESH FOOD.
Enjoying shopping and a stroll, meeting up for lunch or taking in art and culture – Schwabinger Tor ensures extraordinary experiences every day. You’ll find whatever you’re looking for here. Shops, small manufactures and a weekly market sell high-quality food as well as catering to your daily needs. Unique shop designs add a special touch in the district. Wandering through showrooms and lifestyle and concept stores is an exquisite experience. A vast array of culinary delights also awaits you at Schwabinger Tor. Visit the charming cafés and bistros, the first-rate restaurants or the grandiose sky bar at the Andaz hotel and enjoy the breath-taking views over Munich.
INTERNATIONAL
Come together! You’ll find an international welcome in this quarter. Its magnetic appeal is heightened by the global brand stores, modern international cuisine in the restaurants and cafés and the lifestyle hotel Andaz. Schwabinger Tor is a place where many different outlooks, cultures, ideas, professions and lifestyles converge. Outward-looking people come together here to enjoy the rich variety of life.

SHOPPING & LIFESTYLE
Shopping is an event: The presentation areas in the showrooms and concept or flagship stores provide a platform for experimentation. The unique combination of lifestyle brands and culture provided by local artists and galleries will attract throngs of people eager to browse and shop thanks to the variety of stores and offbeat shopping experience. You’ll be astonished by the extraordinary stores, delightful atmosphere and incredible events.

SIMPLE YET EXTRAORDINARY
Take in the sights, sounds, aromas, atmosphere and tastes – we like to absorb everyday life with all of the senses. Whether from the food market or chemist’s store, the producers of fresh foods and snacks or the regional weekly market – both residents and people living in the local area will find top-quality, healthy produce at their convenience. Pioneering concepts such as the on-site services of online shops or cookery demonstrations in the fresh food stores – add a special touch to your daily shopping routine.

EATING & DRINKING
The rooftop terrace of the Andaz hotel is the perfect spot for a sundowner. Hotel guests and visitors can enjoy a view across the whole of Munich from here. But this is far from the only place to completely unwind, meet up with friends or hold a meeting in a relaxed setting. The variety of cuisine and bars in the area is just as diverse as the people who live here. The restaurants serve modern cuisine ranging from straightforward lunches to unforgettable dinner highlights. The entire quarter is transformed into a vibrant plaza during the summer.
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AN
DAZ
HOTEL
And even those people who think they’ve seen everything will be astonished by the Andaz hotel. The innovative hotel design leaves plenty of room for individuality – it’s spontaneous, fresh and exciting. The chain of Andaz hotels offers exceptional, straightforward service and creates an inspiring, design-oriented atmosphere combining comfort with subtle elegance. The progressive, impromptu modern atmosphere is highly appealing to business travellers and guests who appreciate creativity and aesthetics. The Andaz hotel and its international clientele will enhance the district’s cosmopolitan flair, bringing together many different outlooks, cultures, ideas and lifestyles.
INDIVIDUALITY & LIFESTYLE

The 5-star establishment, which is part of the Hyatt chain, is the first Andaz hotel to open in Germany – and only the third in Europe after London and Amsterdam. The word “Andaz” means “personal style” in Hindi. The individually designed lifestyle hotels offer innovative hospitality and unpretentious service geared towards the personal tastes of an international clientele. People can meet without constraints at the Andaz. The same is true of the barrier-free layout: With no reception desk or waiting time, guests can relax in the stylish lounge until check-in staff attend to them personally via tablet PCs. Andaz hotels are authentic locations with a natural flair, where travellers find comfort and style reflecting their individual tastes. Hotel guests can enjoy this amenable approach in 234 rooms, 36 junior suites, three exclusive suites and one presidential suite. A restaurant, cocktail lounge, the sky bar with a rooftop terrace on the 13th floor and a state-of-the-art spa and swimming pool with adjoining fitness centre provide the ideal environment for a highly enjoyable visit.

The hotel’s conference facility is an attractive venue for business and cultural events with its ballroom, various conference studios and a multifunctional lobby.

DESIGN & EVENTS

The design of the Andaz hotels individually reflects the cultural scene and atmosphere of their particular location. The hotels blend in with their environment producing an inspirational combination of regional influences and urban, international flair. The decor of the Andaz Munich is being developed in cooperation with regional artists and designers and reflects the local atmosphere of the Bavarian metropolis in a special way. The hotel will also promote and support emerging artists and creative people through its own cultural programme. Together with local opinion leaders and talented individuals on the path to greater fame, the Andaz also acts as an organizer of cultural events and holds lectures, exhibitions and other events at the hotel facilities. The Andaz Munich will be a hub of cultural activity and exchange – a kaleidoscope of local design, art, colour and music. Visitors can look forward to a modern interpretation of Bavarian culture.
“Comfort is important to me when I’m on business trips. I appreciate the authenticity, simplicity and sleek elegance. Comfort doesn’t mean grandeur, but rather assuredly stylish design, unobtrusive service and a sense of freedom.”
Tomorrow’s world of work is changing – social exchange is a key success factor. A successful network is one of the highlights of Schwabinger Tor as far as creative professionals and entrepreneurs are concerned. Diversity, cooperation and synergies between the 50 or so companies that will be based here is very much desired. The office concept at Schwabinger Tor will create new sharing opportunities for entrepreneurs, start-ups, freelancers and creative professionals. Use one of the highly coveted offices or a co-working space. Take advantage professionally from the flexibility, diversity and exchange in the district.
MODERN OFFICE SPACE
There are modern office spaces in almost all of the buildings – except for the hotel complex – on the first to the third floors. In total, around 50 small office units from 150 m² are planned. Naturally, all offices meet the latest technical standards and feature first-rate facilities. Controlled ventilation and an air-handling ceiling for heating and cooling ensure a pleasant office environment – also when used intensively owing to technical systems. Server rooms and high-speed internet access to the fibre-optic network are standard. A major benefit of the offices in the district: All companies will benefit from a much sought-after address on Leopoldstraße whose renown extends far beyond Munich.

FLEXIBILITY & COOPERATION
Our working environments are changing. The traditional office is making way for spatial concepts that foster communication. People with their finger on the pulse – creative professionals, pioneers, trendsetters, thought and opinion leaders – seek social contact and a stimulating environment. This is exactly the kind of animated atmosphere that Schwabinger Tor will offer. Individual expertise will be utilized in collaboration and synergies to add value. In a similar way to the internet enabling the bundling of collective knowledge, the resources and capacities of companies and talented individuals will be combined and harnessed at Schwabinger Tor. Innovative cooperation conducive to business will be supported as a further form of the modern sharing ethos. Local companies have direct access to freelancers who in turn establish their own networks in the planned co-working environment. Freelancers can rent a flexible workplace on a temporary or permanent basis. Latent synergies will be quickly identified and profitably harnessed to ensure even greater joint future success.
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"FOR ME AN OFFICE IS MORE THAN A SPACE WITH A DESK AND COMPUTER. I’M LOOKING FOR A PLACE WHERE I CAN EXCHANGE IDEAS WITH OTHER PEOPLE, SHARE KNOWLEDGE AND ACHIEVE GREATER THINGS TOGETHER THAN IS POSSIBLE INDIVIDUALLY."
I’VE FOUND MY DREAM APARTMENT. LIKE ALL THE APARTMENTS IN THE AREA, IT’S UNIQUE AND MEETS MY REQUIREMENTS EXACTLY IN TERMS OF BOTH LAYOUT AND FURNISHINGS. I ALSO LOVE THE VIEW OF THE ALPS."
I’ve found my dream apartment. Like all the apartments in the area, it’s unique and meets my requirements exactly in terms of both layout and furnishings. I also love the view of the Alps.

The quality of urban living is particularly characterized by the blend of people with such diverse outlooks and lifestyles. Schwabinger Tor is rich in diversity, something that is also reflected in the living solutions. The multifaceted range of accommodation extends from high-end penthouses with rooftop terraces to affordable yet attractively designed “talent apartments”. Here, you’ll find your ideal home.
I’VE FOUND MY DREAM APARTMENT. Like all the apartments in the area, it’s unique and meets my requirements exactly in terms of both layout and furnishings. I also love the view of the Alps.

URBAN DIVERSITY
Schwabinger Tor is a development where every single individual benefits from the ubiquitous quality of diversity, which is especially reflected in the remarkable range of living solutions prevailing here: The 210 apartments provide space for single people, families, the elderly and young professionals – for people requiring lots of space as well as individuals on the go who are living out of a suitcase. The various types of apartment in three designs range from compact studio apartments to larger four-room ones. All floor-plans are individually adapted to the building’s position and bear their architect’s hallmark. Around 15% of the accommodation is publicly subsidized.

TYPE & STYLE
Despite all the variety, the apartments also share common aspects. A major advantage of the development is that – with very few exceptions – private accommodation is located on the 4th floor and above. You can look forward to enjoying a wonderful view over Schwabing. All apartments offer private outside space of at least 11 m² in the form of loggias or rooftop terraces. Moreover, all the units are fitted out with high-grade kitchens and bathrooms. Generous, high-quality and light-filled living spaces are created through open-plan kitchens in combination with the living and dining area and the loggia.

Three different styles have been defined for the furnishings of the apartments – Pure, Nature and Style – which meet various design preferences and expectations. The styles vary in the choice of materials, floors and kitchen fittings.

Schwabinger Tor is especially ideal for cosmopolitan people who appreciate just how pleasant, exciting and inspiring life can be in a colourful, multicultural world. You’ll relish the diversity and opportunities that your new residential area has to offer.

LIVING
I’ve found my dream apartment. Like all the apartments in the area, it’s unique and meets my requirements exactly in terms of both layout and furnishings. I also love the view of the Alps.
RESIDENCE

LIVING STYLE
NATURE
Despite their diversity, the various apartments also share a common trait: Living at Schwabinger Tor means first-rate quality of life. This is primarily reflected in the living solutions. The diverse range extends from high-end, rooftop-terrace apartments with astounding views of the Alps to attractively designed “talent apartments” including a loggia with a magnificent view over Schwabing. Every apartment is unique. Find the perfect home and your dream apartment that completely meets your expectations and requirements in terms of layout and fittings.
While the apartment layouts, sizes and fittings are very wide-ranging, the three design styles “Pure”, “Nature” and “Style” define common traits ensuring high-quality furnishings. All apartments have top-class kitchens, modern bathrooms and select flooring. The open-plan kitchens and adjoining loggias create free and light-filled living spaces.

LIVING STYLES BY BELFORM

The interiors of the diverse show apartments have been designed and finished by the Munich-based partner BelForm and they are ready to move into. “The desire for individuality and a unique touch, the need for self-expression and redesign – we interpret all of these deep-seated human requirements of future living and work spaces through tailored living solutions for real estate developments. We are delighted to have created three completely different living styles at Schwabinger Tor with “Pure”, “Nature” and “Style”, explained Benjamin Oeckl, CEO of BelForm. With individual furnishing concepts and solutions, even for smaller spaces, the BelForm team stands out through its creativity and ingenuity.

Residents enjoy an incredible view over Schwabing thanks to the rooftop terraces or loggias which come with all apartments. There is even a view of the Alps from the upper floors. The many exquisite finishing details also represent absolute quality of life:

- PARQUET FLOORING from the Admonter brand (oak, brushed and oiled)
- KITCHEN fully equipped kitchen from the bulthaup brand with kitchen appliances from Gaggenau
- BATHROOMS Bath and shower, fitted with Dornbracht and Villeroy & Boch
- AUTOMATED VENTILATION SYSTEM ensures complete comfort and pleasant room air
- UNDERFLOOR HEATING with quick heating time: The temperature can be kept on low constantly or rapidly increased
- FLOOR-TO-CEILING WINDOWS providing perfect natural light for your living space
- FIBRE-OPTIC NETWORK ensuring high-speed internet access
- UNDERGROUND CAR PARK with large individual parking spaces and e-charging stations
- SCHWABINGER TOR APP for easily keeping in touch with the neighbours and facility management
**LOCATION**
The area is situated centrally in the heart of Munich, extending around half a kilometre along Leopoldstraße in Schwabing. The “Münchner Freiheit” square, the “Englische Garten” and the Parkstadt Schwabing business centre are all in the direct vicinity. The development enjoys a favourable location with direct access to the orbital motorway, the A9 motorway and the airport. There are also good public transport links thanks to a new Schwabinger Tor tram stop in the district as well as the Parzivalplatz tram and bus hub situated directly opposite the hotel.

**URBAN DEVELOPMENT AND ARCHITECTURE**
The new buildings – three of which feature 14 floors while the rest comprise six floors – are offset against one another based on a competition design by the Munich-based “03 Architekten” studio. This layout creates six squares in total. The first is an open space on the south side of the site followed by a neighbourhood square. In the centre there is a large urban square with the hotel drive and publicly accessible hotel garden behind it. Another neighbourhood square and a large adventure playground are found in the northern part of the site. The buildings were designed by a group of internationally acclaimed architectural studios, including Max Dudler from Switzerland and the Munich-based firms Hild und K Architekten and 03 Architekten. The hotel’s facade was designed by the Hilmer & Sattler und Albrecht studio which is also based in Munich. The entire site is surrounded by green space to the east and contains three children’s play areas altogether. Public footpaths transverse the development, connecting it with the local area. Two underground floors house the site’s utility supplies and are mainly used as an underground car park with 890 spaces. The development is largely car-free and is connected to the public transport infrastructure via two tram stops. In addition, a total of 700 bicycle stands are available to residents and visitors.
Jost Hurler is a real estate company characterized by an individual, somewhat unconventional approach that has focused on quality, innovation and sustainability since its inception in 1945. The company attaches great importance to customer proximity and has therefore focused entirely on projects in German-speaking countries. All developments are of exceptional quality and are situated in first-class locations. The company’s core activity is maintaining and managing this real estate, which is usually kept as its own holdings over the long-term, in connection with comprehensive services.

The Jost Hurler Group’s projects are distinguished by an appreciation of tradition combined with curiosity and receptiveness to innovation. This approach results in unique new living solutions as exemplified at Schwabinger Tor.

**SUSTAINABILITY**

The Jost Hurler Group, a family-owned company, plans to keep the real estate long-term and manage the rentals at Schwabinger Tor which is situated in the exact location where Jost Hurler founded the firm 70 years ago. Rather than maximizing rental income over the short-term, a broad mix of tenants will be aimed at to ensure a sustainable, vibrant district providing high quality of life for all users.
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