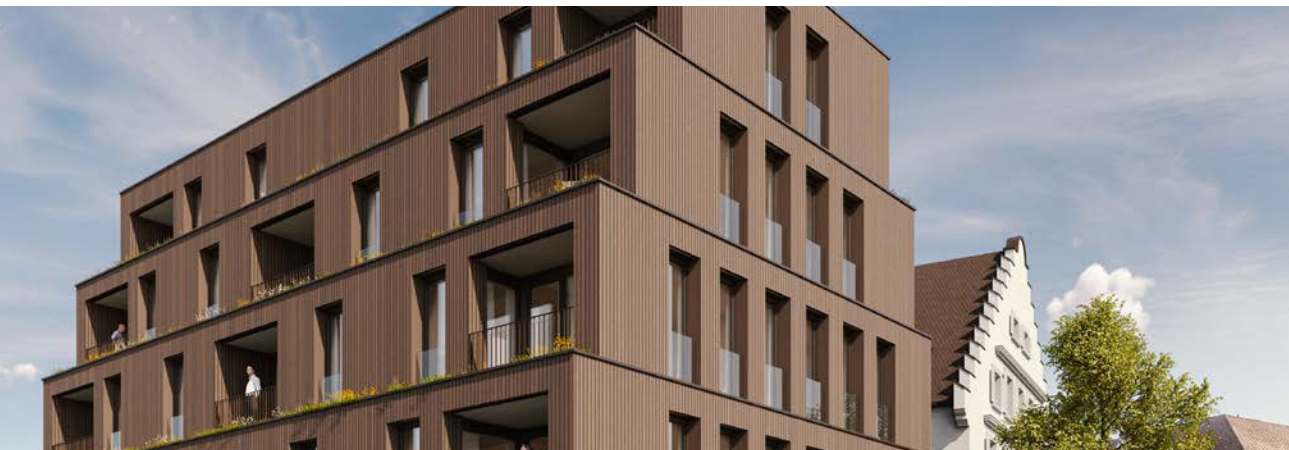




L Ō W E + C Ų

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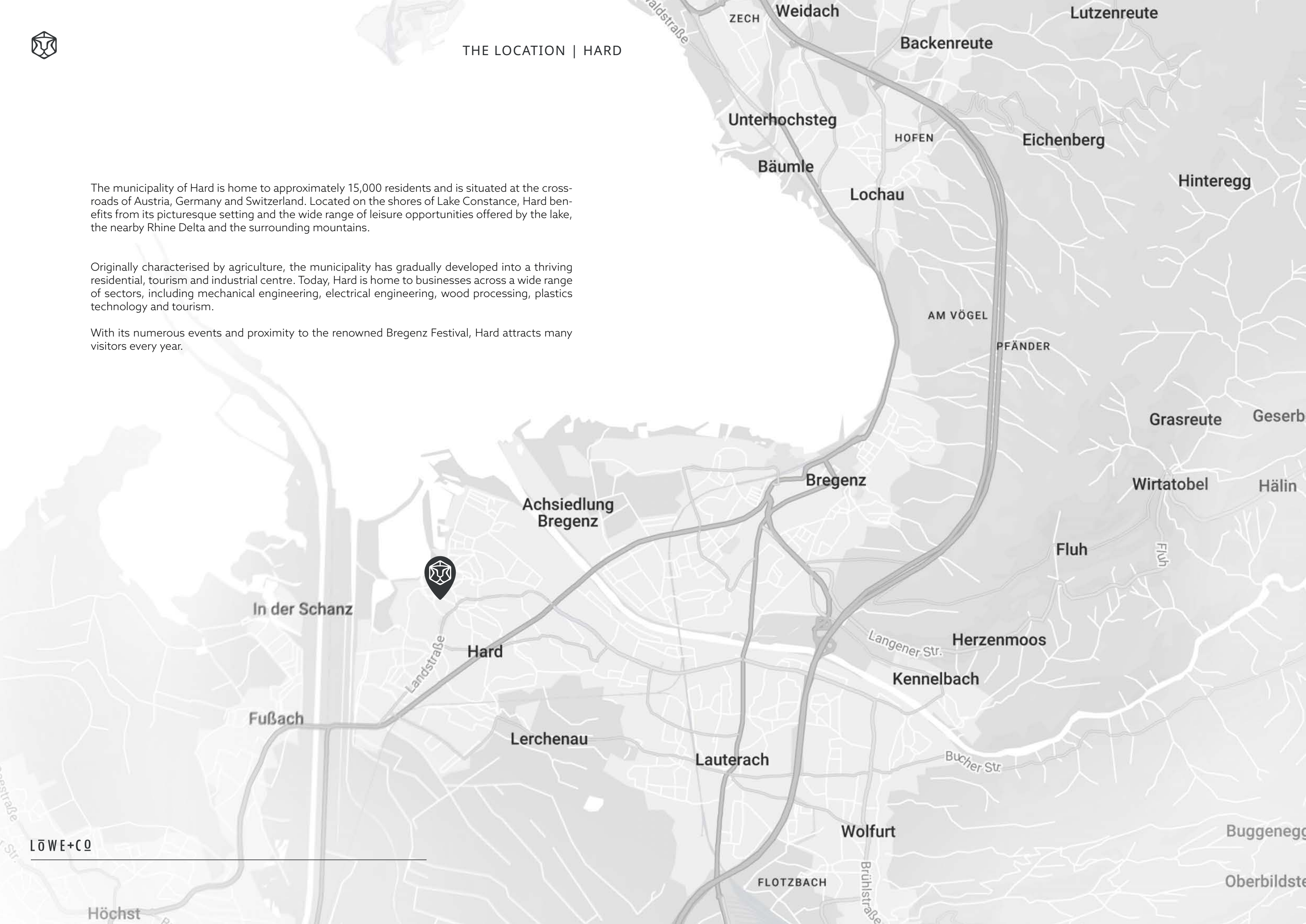


THE LOCATION | HARD

The municipality of Hard is home to approximately 15,000 residents and is situated at the crossroads of Austria, Germany and Switzerland. Located on the shores of Lake Constance, Hard benefits from its picturesque setting and the wide range of leisure opportunities offered by the lake, the nearby Rhine Delta and the surrounding mountains.

Originally characterised by agriculture, the municipality has gradually developed into a thriving residential, tourism and industrial centre. Today, Hard is home to businesses across a wide range of sectors, including mechanical engineering, electrical engineering, wood processing, plastics technology and tourism.

With its numerous events and proximity to the renowned Bregenz Festival, Hard attracts many visitors every year.





THE HISTORY



The history of the "Löwen" dates back to the 18th century and reflects Hard's transformation over the centuries. In the early 19th century, the "Löwen" inn was established on the site of the former Hard customs house and adjoining innkeeper's residence.

Following the Second World War, the building initially served as accommodation for French soldiers before being acquired and extensively renovated by Count Hoyos. Until 1983, its grand function hall was a central gathering place for Hard's social and community life.

Following the closure of the inn by its last tenants, the Kumhart family, the "Löwen" gradually lost its significance. From 2015, the building was used as accommodation for refugees. After this use ended in 2020, the property remained vacant and increasingly became regarded as an eyesore in the town centre. A new chapter began in 2022 when INSIDE96 acquired the property. The development aims to preserve the historic character of the "Löwen" and the neighbouring Kreuzschwesterhaus while introducing new possibilities for their future use.





REINTERPRETING HISTORY



Developed in collaboration with Marte.Marte Architekten, LÖWE + CO creates a harmonious connection between historic architecture and contemporary design. This distinctive combination brings together the character and heritage of the original building with the comfort and convenience of modern architecture. Through the careful partial restoration of the front façade and the addition of a revitalising extension, the “Löwen” will be restored to its former splendour while being adapted to contemporary standards.

Next door, a new building is taking shape – a modern counterpart that complements the historic structure. Its contemporary architecture and high-quality materials create an appealing contrast to the original building, establishing a compelling architectural dialogue. Clean lines, expansive glazing and thoughtfully designed layouts create a modern and sophisticated atmosphere. The development is completed by a spacious underground garage accommodating parking spaces, a plant room and individual storage units.







A PLACE WHERE HISTORY COMES ALIVE AND NEW
OPPORTUNITIES EMERGE.

WELCOME TO “LÖWEN”

Here, historic charm and contemporary architecture come together to create a harmonious overall concept. While the restaurant brings people together in its distinctive atmosphere, the new building offers bright, flexible spaces designed for modern working environments and presentations.

The result is a vibrant meeting place that honours tradition while creating room for fresh ideas.





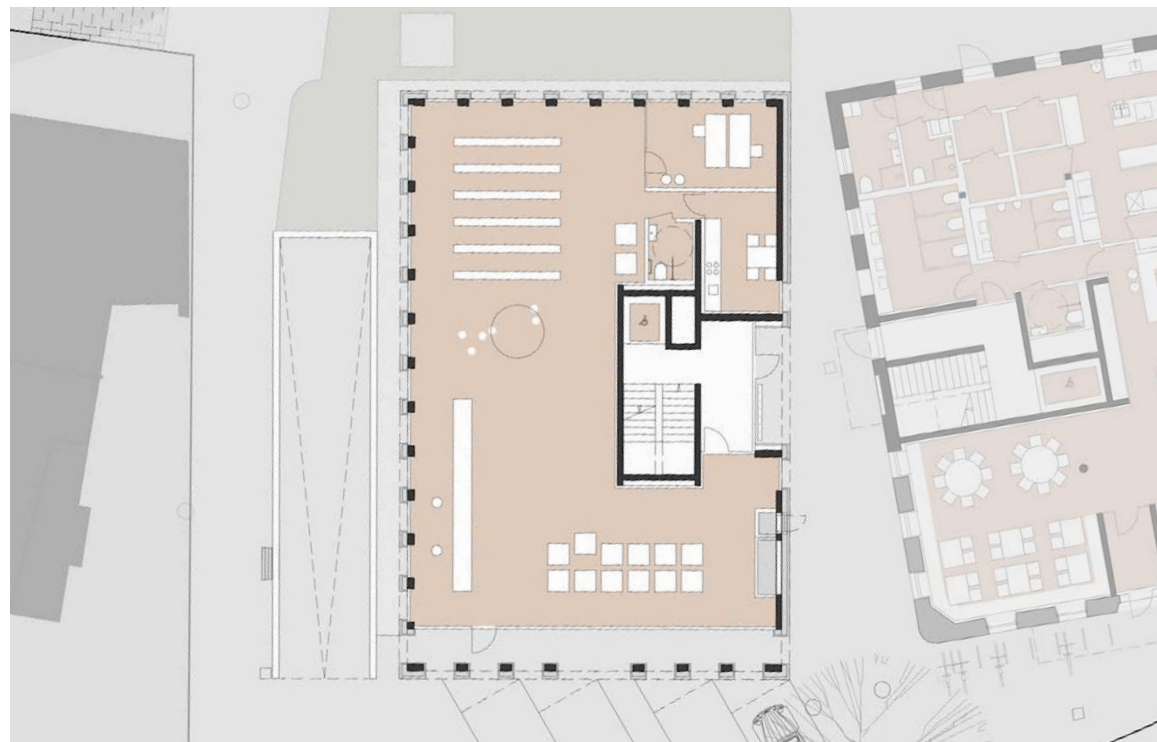
THE REVIVAL OF A TRADITIONAL RESTAURANT

GROUND FLOOR

COMMERCIAL SPACE

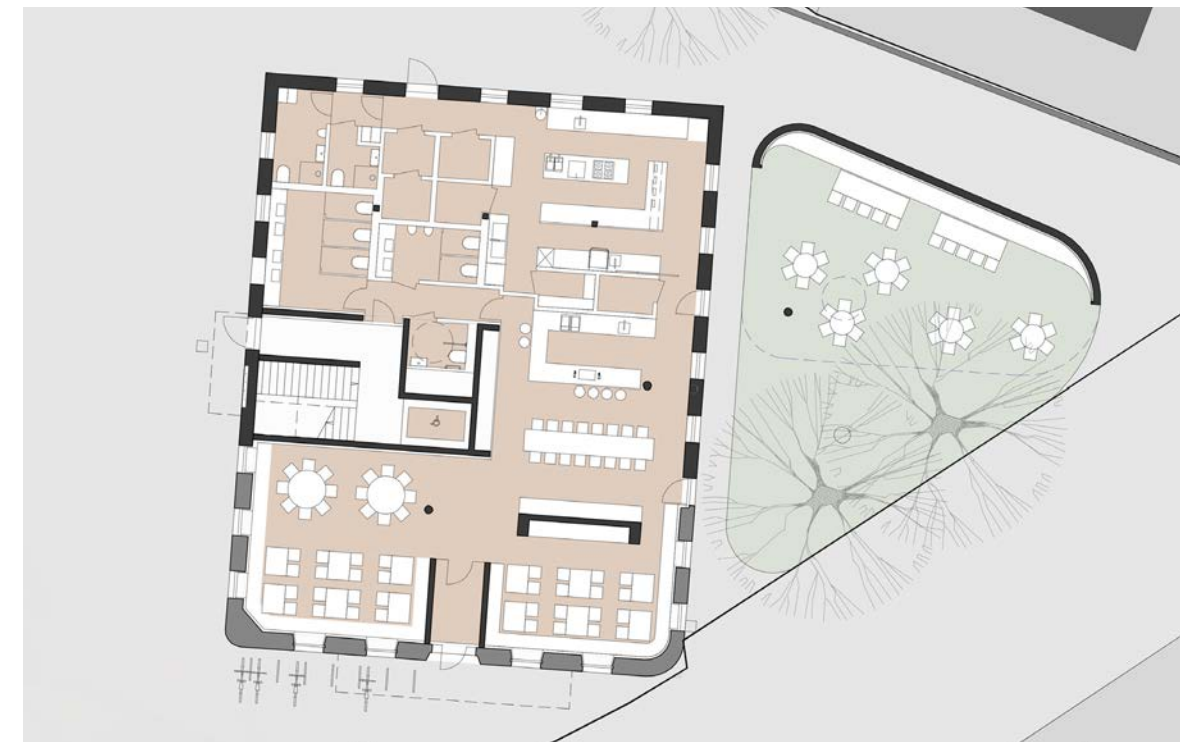
The approximately 223 m² commercial space on the ground floor of the new building features expansive windows and a flexible layout. Bright, open interiors provide the ideal setting for showcasing your products or services while creating a welcoming environment for customers and employees alike. Thanks to its central location, your business benefits from excellent visibility, convenient accessibility and valuable synergies with neighbouring businesses.

Whether used as a modern office, a service-oriented business or an attractive retail space, the property stands out for its high-quality materials and energy-efficient technologies. A dedicated customer entrance and parking spaces directly outside the building ensure maximum convenience, complemented by additional underground parking and storage units in the basement.



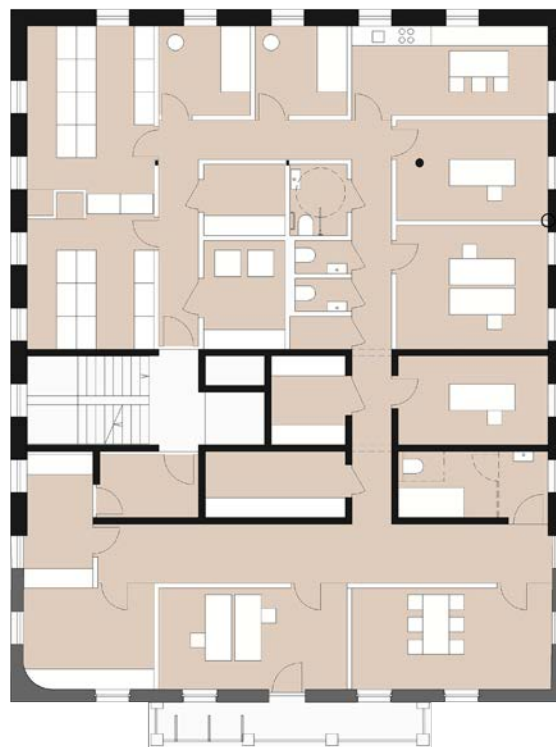
RESTAURANT

The approximately 260 m² restaurant combines historic charm with contemporary design. Through careful modernisation, distinctive architectural features have been preserved and reinterpreted with modern touches, creating an inviting atmosphere for a wide range of guests – from local residents to wedding parties and corporate events. Expansive windows flood the interiors with natural light, enhancing the unique ambience. An inviting outdoor dining area directly adjoining the building provides an additional setting for guests to enjoy. Accessibility has been carefully considered throughout, with barrier-free facilities, parking directly outside and a dedicated underground garage. The practical aspects are equally well planned: a separate rear entrance allows for discreet staff access and deliveries, while additional storage space is available in the basement if required.





THE REVIVAL OF A TRADITIONAL RESTAURANT OFFICE SPACES

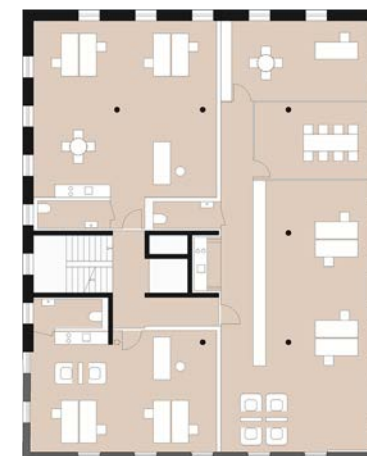


1ST FLOOR

Modern office spaces are being created on the upper floors of the former "Gasthaus Löwen". Individual units starting from approximately 50 m², as well as entire floors of up to approximately 270 m², are available for purchase.

The new offices combine urban character with contemporary workplace design, offering numerous benefits for both companies and their employees. At a time when attracting and retaining qualified, motivated professionals is becoming increasingly challenging, the working environment plays a crucial role. Spacious layouts, light-filled interiors and high-quality materials create a modern and comfortable workplace atmosphere.

These features are complemented by state-of-the-art facilities, ranging from smart building systems and energy-efficient technologies to advanced building services.



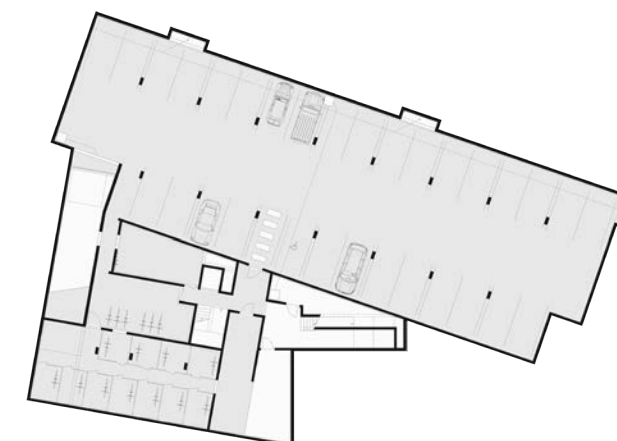
2ND FLOOR



3RD FLOOR



ATTIC FLOOR



BASEMENT





A FOUNDATION BUILT ON HISTORY, DESIGNED
FOR GENERATIONS TO COME.

WELCOME TO "CO"

A home should be more than just an address – it should be a place where you truly feel you belong. "CO" has been designed for people who appreciate urban living without wanting to sacrifice the tranquility of nature. After a short stroll along the lakeside, return to a home defined by state-of-the-art amenities and clean, contemporary design. Whether in one of the charming two-room apartments or a spacious three-room residence, comfort and convenience come together to create a quality of life that makes every day feel special.





A HOME BETWEEN HERITAGE AND THE FUTURE

RESIDENTIAL BUILDING “CO”



The “CO” residential building combines modern architecture, thoughtful design and first-class amenities to create an elegant and welcoming home.

It offers an exclusive selection of high-quality two- and three-room apartments, featuring advanced building technology and carefully coordinated materials. Refined finishes, light-filled interiors and thoughtfully selected details create a contemporary living environment that brings together aesthetics and comfort. Here, functionality meets style, offering a lifestyle that is equally peaceful, modern and inspiring.

The central location provides convenient access to shops, restaurants and public transport. At the same time, residents enjoy close proximity to nature and the lakeside, just a few minutes' walk away – the perfect place to unwind, take in the views and recharge.





A HOME BEGINS WITH THE RIGHT FLOOR PLAN.

SPACE FOR POSSIBILITIES

Every space has been thoughtfully designed to complement everyday life rather than complicate it. Clear structures, seamless transitions and bright interiors create a home that adapts effortlessly to different lifestyles and stages of life, while maintaining a sense of openness and ease. Each area serves not only a practical purpose but also contributes harmoniously to the overall concept.

The result is a collection of living spaces that offer both privacy and openness, accommodating the individual needs of their residents – today and in the future.





A HOME BETWEEN HERITAGE AND THE FUTURE

1ST FLOOR



LIVING AT "CO"

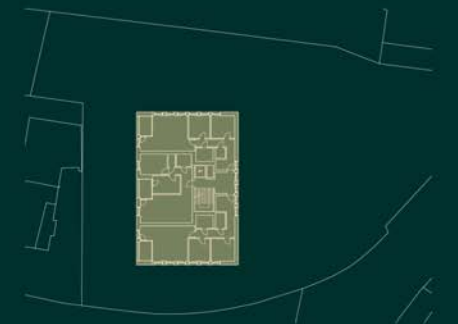
A NEW CHAPTER BEGINS,
FLOOR BY FLOOR.

This floor offers thoughtfully designed layouts, bright interiors and a living experience that harmoniously combines functionality with a welcoming atmosphere. The three three-room apartments feature carefully planned layouts and living areas of approximately 78 m², 73 m² and 65 m².

They provide ideal living spaces for couples, small families or anyone seeking contemporary living with plenty of room to feel at home.

Löwe & Co

Wohngebäude



TOP 1: 3 Rooms ca. 78 m²
TOP 2: 3 Rooms ca. 73 m²
TOP 3: 3 Rooms ca. 65 m²

Symbolbild



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6830 Rankweil



A HOME BETWEEN HERITAGE AND THE FUTURE

2ND FLOOR



LIVING AT "CO"

A NEW CHAPTER BEGINS,
FLOOR BY FLOOR.

Apartments Top 4 and Top 5 offer thoughtfully designed three-room living spaces of approximately 72 m² and 71 m², making them ideal for couples or small families.

Top 6 complements the selection with a compact two-room apartment of approximately 54 m², perfectly suited to singles or as an attractive investment property.

Löwe & Co

Wohngebäude



TOP 4: 3 Rooms ca. 72 m²

TOP 5: 3 Rooms ca. 71 m²

TOP 6: 2 Rooms ca. 54 m²

Symbolbild



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A HOME BETWEEN HERITAGE AND THE FUTURE

3RD FLOOR



LIVING AT "CO"

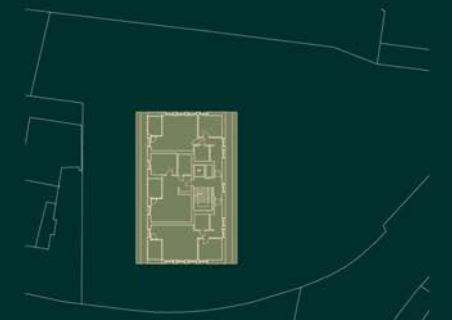
A NEW CHAPTER BEGINS,
FLOOR BY FLOOR.

The apartments on this floor are designed as compact two-room residences, offering living areas of approximately 55 m², 55 m² and 51 m².

Each apartment features a thoughtfully planned layout and is ideally suited to singles, couples or investors seeking an attractive residential property.

Löwe & Co

Wohngebäude



TOP 7: 2 Rooms ca. 55 m²

TOP 8: 2 Rooms ca. 55 m²

TOP 9: 2 Rooms ca. 51 m²

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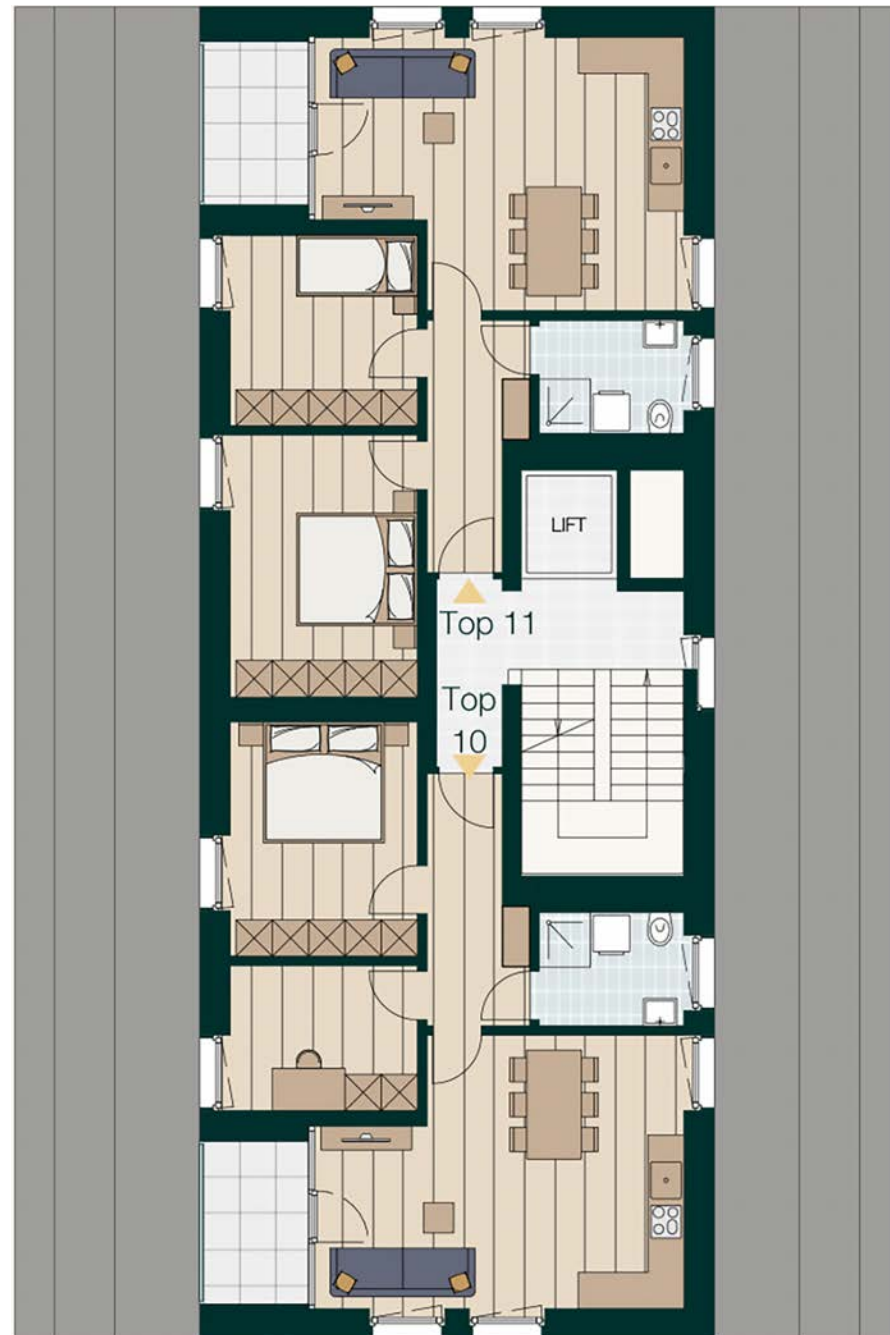


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A HOME BETWEEN HERITAGE AND THE FUTURE

ATTIC FLOOR



LIVING AT "CO"

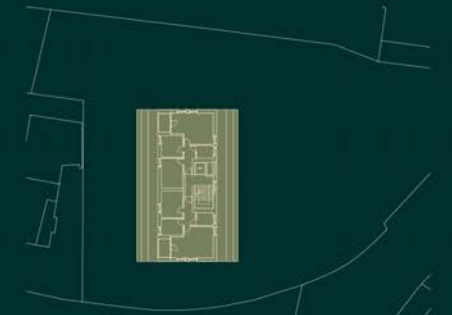
A NEW CHAPTER BEGINS, FLOOR BY FLOOR.

The attic floor features two three-room apartments of approximately 56 m² and 60 m², distinguished by efficient layouts and a contemporary living concept. Their distinctive position beneath the roof creates a welcoming atmosphere with individual character.

Ideal for couples or smaller households looking to combine compact living with a special sense of charm.

Löwe & Co

Wohngebäude



TOP 10: 3 Rooms ca. 56 m²
TOP 11: 3 Rooms ca. 60 m²

Symbolbild



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INSIDE96
OFFICE FOR URBAN LIVING SPACES



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