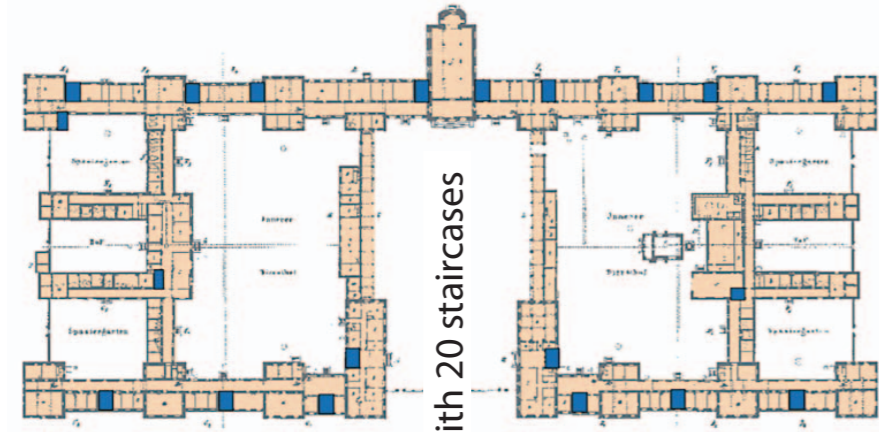


PROJECT

SCHLOSS ILLENNAU

Nucleus Northwing Center Southwing Nucleus



A house with 20 staircases



the heartbeat of europe between baden-baden and strasbourg



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- Set books:
1. Abel, Wolfgang (2004): *Oasen am Oberrhein*. Badenweiler: Oase Verlag. ISBN: 3-88922-091-6
 2. Arbeitsgruppe Wirtschaftspolitik der Deutsch-französisch-schweizerischen Oberrheinkonferenz (2004): *04 – Oberrhein – Statistische Daten 2004*. www.oberrheinkonferenz.org/statistik
 3. von Senger, Harro (2004): *36 Strategeme für Manager*. München: Carl Hanser. ISBN: 3-446-22844-6
 4. Michelin (1993): *Oberrhein–Elsaß, Südpfalz, Schwarzwald, Basel und Umgebung*. ISBN: 2-06-248801-7

Schloss Illenau in D-77855 Achern/Baden · A project developed by





Oberrhein: A metropolitan region



Schloss Illenau: A gem of a property

The fascinating and future potential of the Illenau in D -77855 Achern/Baden with its attractive architecture is recognised, due to its location, by investors and operators, as ideal for short, medium and longterm benefits. This unique estate, rich in character, forms a harmonious entity within the enchanting environment of the Black Forest. The architecturally valuable and palatial estate, built by the Grand Duke Leopold von Baden, dates from 1842 and is surrounded by a natural park. The Illenau deserves to become „Schloss Illenau“ under a new proprietor. The right to the name has already been secured. The location of the area to be developed furthermore allows access to the infrastructure of the nearby city center of Achern and therefore has the potential to become a uniquely important European Institution.

Schloss Illenau: Flexible usage

Up till now the spacious grounds and the buildings are freely adaptable for discriminating and exclusive ideas, either commercially or as a private residence. The minor restrictions imposed by building and local government guidelines give sufficient leeway to creative planners. The core building of the estate consists of approximately 20.000 sqm continuous usable floor space spread over 2-3 levels which can be readily partitioned by staircases. The respective tax advantages are also applicable to this historic building. Favorable framework conditions will allow the future owner to make economically advantageous and flexible use of the estate and provide the operator with freedom for implementing visionary ideas. This will give future residents an incomparable way of life.

Schloss Illenau: Access to international transportation systems

Schloss Illenau is located near major European highways close to international centers such as Frankfurt, Strasbourg, Stuttgart and Zürich: it is linked with the north-south and east-west running highways. More than 6 international airports in Switzerland, France and Germany are within easy reach from Illenau. The Rhine port of Kehl/Strasbourg is also in close proximity and the connection to the international railroad system guarantees worldwide quick and easy access.

Schloss Illenau is located in the historic and for the future important Dreiländereck (3 countries corner) between Strasbourg, Basel and Heidelberg with its different overlapping cultures - in the center of an expanding Europe and close to the European Parliament. This region is represented by its 5 million people living along the Upper Rhine Rift.

A region full of delights: An above average quality of life

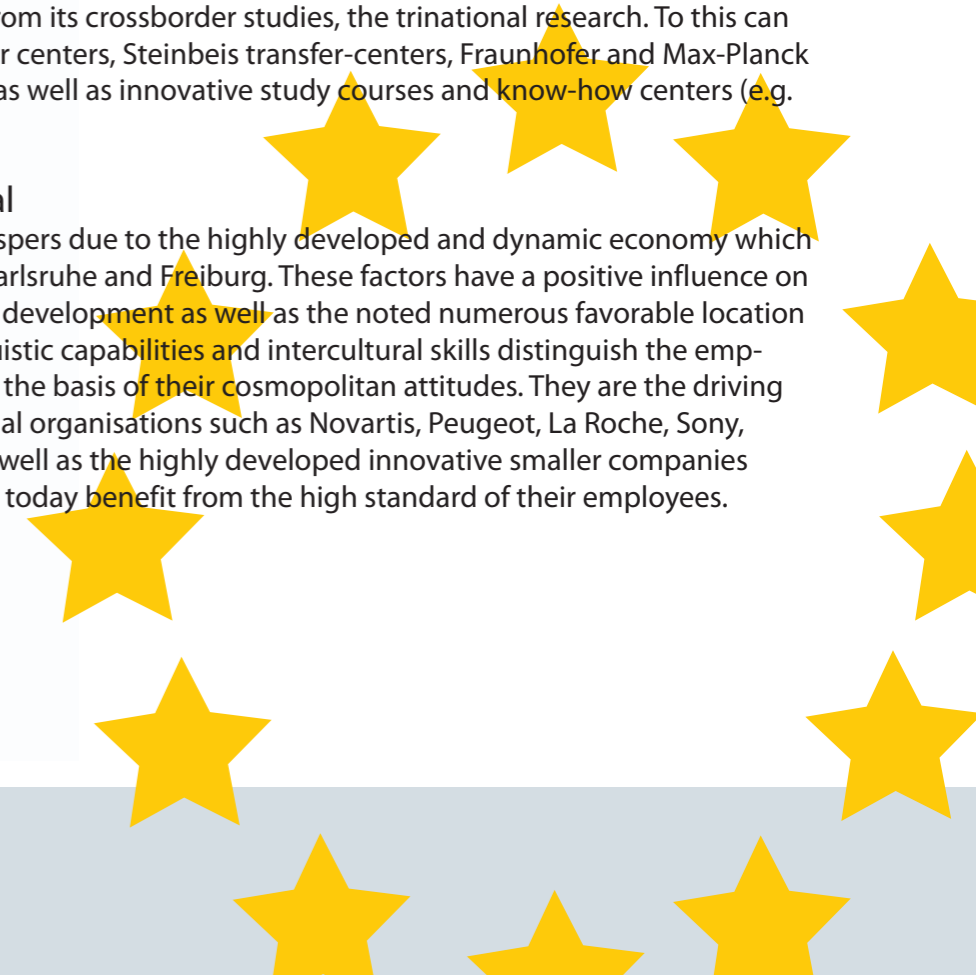
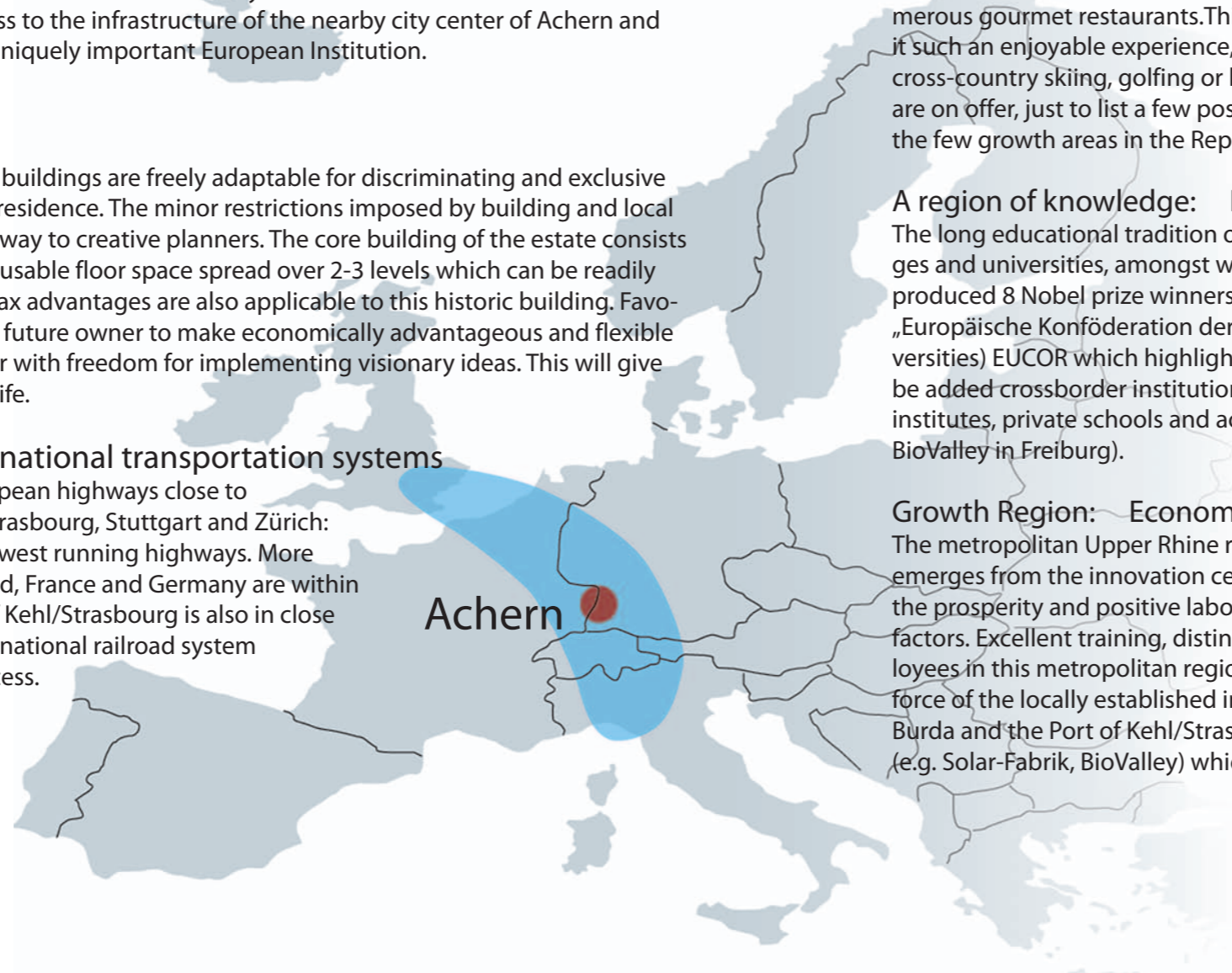
The exceptional quality of leisure time in the metropolitan area benefits from the proximity of the Black Forest, the Vosges and the Rhine Valley as well as the closeness to the internationally attractive cities of Heidelberg, Baden-Baden, Strasbourg, Freiburg, Colmar and Basel. In this region with its warm climate and above average temperatures you will discover the wine routes of Baden and Alsace as well as enjoy numerous gourmet restaurants. This provides the region with a unique flair and a touch of Tuscony, making it such an enjoyable experience, fulfilling all the expectations for sport and leisure time addicts. Water- or cross-country skiing, golfing or hiking, casinos, opera and theatre or even a visit to the Europe Park Rust are on offer, just to list a few possibilities. The above average living standard of the region, which is one of the few growth areas in the Republic, provides ideal living and working conditions.

A region of knowledge: Innovative & dynamic through education and science

The long educational tradition of the metropolitan Upper Rhine region is mirrored by 35 well known colleges and universities, amongst which you will find Heidelberg, the oldest university of Germany, which has produced 8 Nobel prize winners. There is also the since 1989 active cross border collaboration association „Europäische Konföderation der Oberrheinischen Universitäten“ (Confederation of the Upper Rhine Universities) EUCOR which highlights, apart from its crossborder studies, the trinational research. To this can be added crossborder institutions, founder centers, Steinbeis transfer-centers, Fraunhofer and Max-Planck institutes, private schools and academies as well as innovative study courses and know-how centers (e.g. BioValley in Freiburg).

Growth Region: Economic appeal

The metropolitan Upper Rhine region prospers due to the highly developed and dynamic economy which emerges from the innovation centres of Karlsruhe and Freiburg. These factors have a positive influence on the prosperity and positive labour market development as well as the noted numerous favorable location factors. Excellent training, distinctive linguistic capabilities and intercultural skills distinguish the employees in this metropolitan region and are the basis of their cosmopolitan attitudes. They are the driving force of the locally established international organisations such as Novartis, Peugeot, La Roche, Sony, Burda and the Port of Kehl/Strasbourg, as well as the highly developed innovative smaller companies (e.g. Solar-Fabrik, BioValley) which already today benefit from the high standard of their employees.



Schloss Illenau offers a unique and individual site for its users