



## PRESS INFORMATION

URBANAUTS STUDIOS Minelli

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# URBANAUTS STUDIOS

TRIESTE



## BENVENUTO IN TRIESTE

URBANAUTS opens the URBANAUTS STUDIOS Minelli in Trieste

Experiencing the city as authentically as possible: This, in a nutshell, is the concept of URBANAUTS. The modern, chic, and centrally located studios provide the perfect starting point for exploring the surrounding area. And a carefully created network of fellows enables guests to experience the Essence of Local.

The URBANAUTS STUDIOS Minelli are 36 newly designed studios in a partly-listed 19th-century palazzo in the picturesque San Vito district. The modern studios, each of which is equipped with a small fitted kitchen, are available in three sizes: Cozy, Comfy, and Spacy. This means that there's something for everyone: whether they're visiting the port city alone or on business or enjoying the Italian culture and sunshine together with the family.

### Live Like a Local

The studios extend over six stories, the last of which offers a fantastic view across Trieste's rooftops to the sea. The refurbishment was the work of the Vienna architectural office BWM Designers & Architects. Earlier, the office played a major role, together with Büro KLK, in the design of the grätzlhotels in Vienna, which are successfully operated by URBANAUTS. "The design concept is influenced by the typical colors of the city and celebrates the 'dolce far niente'", explains Erich Bernard of BWM Designers & Architects. The entire spectrum is covered, from the delicately pink sky, via the darkly sparkling sea, to the classic red aperitif. On the ground floor, which is laid out as a community space, the motif of the "Città degli scrittori" - city of writers - is quoted and then implemented in the form of a communal table in the heart of the library, which recalls Trieste's famous antiquarian bookshops, and comfortable reading chairs.

## The Essence of Local

The idea of experiencing the city like the locals do also works perfectly in Trieste. The tightly-knit neighborhood, Italian specialties such as the locally roasted coffee, an aperitif overlooking the port, and one already feels part of the city. The so-called fellows, partner businesses from the surrounding area, convey an authentic approach to life that is fully in keeping with the quality standards of URBANAUTS. URBANAUTS is rethinking the idea of the hotel. The accommodation provided by URBANAUTS is spread across an entire neighborhood and enjoys a symbiotic relationship with its social context. And the excellent location enables guests to set off to explore the city on foot.

## Travel Experience by URBANAUTS

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. As with all URBANAUTS accommodation, URBANAUTS STUDIOS Minelli has no lobby: The self-check-in enables guests to arrive as they wish. And the same is true of the check-out, which allows them to simply leave the key on the table in the studio when they depart.

“URBANAUTS see themselves as discreet travel partners. We offer our guests a network of fellows and then it’s up to the guests to follow our recommendations or embark upon their own adventure,” says Managing Director Theresia Kohlmayr, describing the concept. And the guests’ individual requirements will naturally also be met.

Who are 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 in Austria as well as in such new locations as Monpazier (FR) and Füssen (D).

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. URBANAUTS Hospitality Group is owned by Grätzl Betriebs GmbH, URBANAUTS GmbH, GEP BeteiligungsInvest GmbH, and SOLUTIONS Holding GmbH.

URBANAUTS STUDIOS Minelli is yet another successful project that has been realized jointly with JP Hospitality Investors Club. JP Hospitality is run by its Managing Partners Lukas Euler-Rolle (CEO) and Gebhard Schachermayer (CAM). The JP Hospitality Investors Club is an owner-managed investment group centered on Dr. Daniel Jelitzka and Reza Akhavan, the two Founders and Managing Partners of the JP Immobiliengruppe.

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## FACT SHEET

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#### STUDIOS

10 Cozy Studios à 30 m<sup>2</sup>  
18 Comfy Studios à 40 m<sup>2</sup>  
8 Spacy Studios à 50 m<sup>2</sup>

BATHROOMS equipped with  
shower, bidet and WC

Perfect for longer stays:  
Fully equipped kitchen

For business visitors:  
Iron and ironing board,  
writing 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

#### FACILITIES

App wash laundry  
24-hour key box  
Luggage storage upon request  
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 €)

#### PARKING

Garage San Vito  
Distance: 400 m  
Cost: max. 18 € / day  
Park San Giusto  
Distance: 500 m  
Cost: max. 15 € / day

URBANAUTS fellows in the  
immediate area  
Personal recommendations:  
Live Café Trieste  
Set - bottega & bistro

#### DISTANCES

Trieste Airport:  
approx. 40 km  
Trieste Railway Station:  
approx. 1.5 km