

2024/2025

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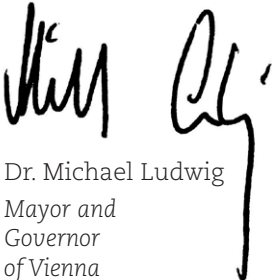


THE FACT THAT RENOWNED INTERNATIONAL INSTITUTIONS have once again named Vienna the world's most liveable city is closely linked to the housing sector. One of my most important goals as Mayor of Vienna is to ensure the housing security and satisfaction of all residents of our city.

THE MAIN CHALLENGES ARE STRONG POPULATION GROWTH in urban areas and international crisis hotspots. Dedicated legislative, subsidy and financial measures are needed to continue to provide high-quality housing that meets the highest climate standards and remains affordable for all people in Vienna.

THE CITY OF VIENNA IS THEREFORE ENABLING THE CONSTRUCTION of 5,225 energy-efficient rental flats through various housing subsidy programmes, which will be ready for occupancy in 2024 and 2025. Additionally, other attractive subsidy programmes will help private and non-profit property owners to switch from fossil fuels to climate-friendly energy sources and to renovate their buildings. These investments not only support Vienna's construction industry and its ancillary trades, but also strengthen Vienna as a business location.

ALL THESE MEASURES, as well as the decision not to increase index-linked municipal housing rents until the end of 2025, will help to ensure that Vienna remains one of the most liveable cities in the world.


Dr. Michael Ludwig
Mayor and
Governor
of Vienna

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Vienna Remains a Global Leader – Because It Actively Tackles Challenges



VIENNA HAS ONCE AGAIN TOPPED the internationally renowned “Global Liveability Ranking” index. For the third consecutive year, the British magazine “Economist” has named Vienna the most liveable city in the world. This award demonstrates that Vienna’s achievements and offerings are recognised worldwide, and it encourages us to continue actively shaping the city’s future.

THESE ARE CHALLENGING TIMES. With the economic aftermath of the pandemic, the war in Ukraine, and general inflation, we have had to cope with multiple crises simultaneously. One thing is clear: even in times of unrest, Vienna offers stability and security – socially, politically, and economically.

UNDER THE MOTTO “SECURING THE LOCATION. CREATING THE FUTURE”,

the city has significantly increased its investments over the past year. A record amount of 3,3 billion euros was allocated to infrastructure and location development, benefiting all residents of Vienna. Additionally, around ten billion euros were consciously invested in the most crucial future sectors – health, social services, education, and childcare. Today, Vienna boasts one of the best healthcare systems in Europe, top-quality care services, and a strong education system – and it will continue to do so in the future.

HIGH QUALITY OF LIFE IS ALSO A DECISIVE FACTOR in attracting international companies to the capital. Vienna clearly remains the leader in Austria in this regard, as evidenced by the 227 foreign company relocations in 2023. These relocations drive the local economy, create jobs, and generate investments totalling 430 million euros.

ACHIEVING CLIMATE NEUTRALITY BY 2040 IS ANOTHER CHALLENGE that Vienna is actively tackling. The city consciously views climate protection and the economy as a one unit and is making numerous adjustments. In 2023 alone, the regional energy supplier Wien Energie invested around 325 million euros in renewable energies, energy infrastructure, innovation, and supply security. With the mobility transition in mind, the city also allocated approximately 1,2 billion euros for public transportation last year. Vienna takes climate protection seriously – evidenced by annual reductions of around 85.000 tonnes of CO₂ emissions.

Peter Hanke
Executive City Councillor of Finance,
Business, Labour, International Affairs
and Vienna Public Utilities



Two Million and More

Since last year, Vienna can officially call itself a city of two million. The influx into the federal capital remains unbroken. However, many projects are currently at a standstill due to the current market environment. Urban development is caught in the tension between market conditions and population influx.

VIENNA HAS GROWN faster than initially forecasted. Originally, it was expected to surpass the two-million population mark by 2027, but this already happened last year. The influx is enormous, further fuelled by refugee movements, particularly due to the war in Ukraine. While 1.982 million people lived in Vienna in January, by October the figure had risen to 2.003 million—almost 21.000 more than at the beginning of the year. The growth trend continues to rise, which also increases the demand for housing. The revised Vienna Urban Development Plan (STEP) 2035 takes this into account, as there is a need not only for residential space but also for workspaces. At the same time, the city must become resilient to climate change and minimise CO₂ emissions.

Affordable and climate-friendly

The strategic document STEP 2035 sets the goal of maintaining Vienna as an affordable and high-quality place to live for everyone, regardless of rising temperatures or increasing extreme weather events, while at the same time serving as the basis for transforming Vienna into a climate-friendly, social, and robust city. A key aspect is the



impact of climate change on cities and their inhabitants: the aim is to be climate neutral by 2040. To achieve this goal, core measures are needed in the areas of mobility, green space provision, housing, and land policy. Resource conservation, circular economy, digitalisation, and ensuring a high-quality and affordable lifestyle also play a crucial role. The work on the strategy paper began in 2021, but a political decision is still pending as details were being worked on until this summer. The City of Vienna aims to focus on a combination of traffic relief, green space promotion and sustainable construction in its urban development areas to enhance the quality of life for its residents while reducing CO₂ emissions.

Vienna goes smart

Through the Smart City framework, Vienna aims to drastically reduce energy consumption and CO₂ emissions. This includes measures such as the use of renewable energy, smart building technologies, and the promotion of electromobility. The city is also increasingly focusing on greening measures to improve the urban climate and minimise heat islands. Numerous urban development areas in Vienna now

have an increased proportion of green spaces, which is seen as necessary in the face of global warming. One of the largest projects within the boundaries of the federal capital is the development of the Nordwestbahnhof by ÖBB Immobilien, where approximately 6.500 flats, offices, shops and educational facilities will be built on an area of 44 hectares. The focus is on climate-friendly measures such as green inner courtyards, roof and façade greening and sustainable rainwater management.

Rising rents

However, the current market disruptions around the ECB interest rate and inflation have stalled the housing construction engine, with both approval numbers and completion rates declining. Existing housing projects are still being realised, but as for the launch of new units, many projects are on hold. In the current market environment, many housing projects are simply not economically viable—especially since construction and land costs remain high. Therefore, an increase in rents is to be expected; however, they are still at a very moderate level in Vienna compared to the rest of Europe.

■ Charles Steiner

Vienna – The Beating Heart of Austria

The Austrian capital city blends tradition with modernity, high economic performance with internationally renowned research institutions, and urbanity with nature. International companies, in particular, find Vienna the perfect environment for future growth.

VIENNA HAS ALWAYS been an international city, established for centuries as an economic and cultural hub for Europe. This uniqueness is reflected in its iconic buildings, rich and open culture, and its status as a pool of science and research. For international companies in particular, the Austrian capital is the perfect breeding ground for their business - because its location in Europe, with connections between East, West, North and South, coupled with research and expertise, provides the perfect conditions. The city offers high quality of life, economic stability, and an inspiring environment for innovation and creativity. With a predicted population increase and a strong R&D landscape, Vienna positions itself as a future-oriented centre of Europe. Since last year, Vienna is officially a city of two million inhabitants. By 2048, it is projected to have nearly 2.2 million residents, according to statistics.

Established Research Hub

Vienna has made a name for itself as a centre for research and development. The city is home to the oldest university in the German-speaking world, the University of Vienna, founded in 1365. Vienna is also the largest German-speaking university city. Numerous top researchers in IT, mathematics, physics, life sciences, and the humanities and social sciences have settled here. Austria has

the second highest research quota in Europe after Sweden, with Vienna being the backbone of this impressive statistic. With 21 percent of the population, Vienna accounts for 30 percent of the national research expenditure. This gives Vienna one of the highest research quotas among EU capitals, ahead of Berlin, Prague, Paris, Brussels, or London. Nationally, only Styria surpasses Vienna in R&D quota.

Vienna is also the economic heart of Austria, with the highest economic output of all federal states. One-fifth of the Austrian population generates 25 percent of the gross domestic product (GDP) here. In terms of GDP per capita, Vienna is well ahead of other federal states, with only Salzburg keeping pace. Vienna ranks in the upper mid-range, significantly above the EU average. Thanks to its high GDP and relatively low cost of living, Vienna offers high quality of life at a moderate price.



Vienna is a vibrant metropolis with a diverse cultural offering.



Despite its rich history, Vienna is also a very modern city with excellent infrastructure.



Vienna is an internationally established congress centre.



In Vienna, tradition meets
modernity and urbanity
meets nature.

A particularly fast-growing sector in Vienna is the life sciences industry. For centuries, Vienna has a long-standing scientific tradition in medicine. In 2020, around 41,000 people worked in a total of 600 companies in the healthcare sector. Over 500 biotechnology companies, pharmaceutical firms, and medical device companies produce or develop products or processes in Vienna, according to an analysis by Life Science Austria (LISA). These companies generated over 13 billion euros in 2020, making Vienna a significant location for start-ups and innovative companies in this sector.

Most Liveable City in the World

Despite its positive economic development, Vienna is regularly voted as the most liveable city in the world, as ev-

idenced by numerous rankings, including the Economist ranking and the Mercer study. The excellent infrastructure contributes significantly to this: a dense public transport network, good security situation, political stability, and excellent access to healthcare and education make Vienna attractive. Compared to other European metropolises, living in Vienna is still affordable. There is also excellent provision of water, waste disposal, and energy.

Despite the bustling economy, Vienna offers a pleasant living environment. Half of the city area is green space, which is remarkable for a metropolis of two million inhabitants. Almost all residents can reach the nearest recreational area within half an hour – by public transport. Vienna is also the only capital city in the world to have economically significant wine-growing area within its city limits. The 700 hectares of vineyards have created a unique wine tavern culture. Vienna is also a city of short distances. The public transport network is world-leading in terms of intervals and density. Currently, the U2 underground line is being extended southwards, and a new U5 underground line is being added. Trams and buses, as well as the ÖBB suburban (S-Bahn) trains, complement the offering. An annual public transport pass costs only 365 euros, making it very attractive to use.

Another significant advantage for international companies is that Vienna has established itself as a leading congress city. With nearly 200 congresses, the city takes first place in the International Congress and Convention Association (ICCA) ranking. Vienna lives up to its reputation as an international congress capital, attracting numerous professionals and experts from around the world every year. These congresses not only strengthen the economy but also promote international exchange and networking.

Charles Steiner



The dense network and equally dense intervals make public transport in Vienna a world leader.



Smart City of the Future

With a holistic approach and a focus on climate protection, Vienna is set to be redesigned. **City Planning Director Bernhard Jarolim** explains how the transformation into a social city is to succeed and which measures have already been implemented.

What challenges do you currently see in the design and development of Vienna's urban space?

The great challenge of our time is certainly climate change and the necessary adaptation of urban space it requires. If we want to counter the climate crisis, we must view it holistically. This means reducing climate-damaging emissions, even if the effects are not immediately noticeable. At the same time, we must ensure that our city remains a pleasant place to live, especially for vulnerable groups. Vienna has embarked on the path to becoming a social Smart Climate City and has defined target areas for the necessary transformation. These include, for example, the energy and heat

transition, even more environmentally friendly mobility, a living urban ecology, and social inclusion and innovation. All of this must happen quickly. And we are working very intensively on this.

Which developments in recent years have been particularly positive for you?

There has been a paradigm shift in the perception of public space. The focus is no longer so much on the underground layout with its various installations, but on the design of surfaces. The cycling infrastructure is gaining more space and higher priority, as is walking. Motorised private transport is being given less room, and parking spaces can be reduced. Greening and shading are no longer luxuries but are becoming standard.

How have the needs of Viennese population in relation to urban space changed in recent years? How are you addressing these changes?

The mix of uses in public space has shifted towards walking and cycling. People are spending more time outdoors. This brings with it the need for attractive design of open spaces, the desire for more greenery, wide pavements, and less tarmac. Facilities for health or education should be integrated into residential areas and be quickly accessible. The city of short distances is a central principle for us in urban planning. This is particularly well demonstrated in urban development areas such as Rothneusiedl or the former Nordwestbahnhof.

How would you envision the future of Vienna's urban space?

In my vision of the future, we have managed the switch to renewable energies in Vienna. Climate protection, climate change adaptation, and the circular economy—the three Cs—are our guidelines for the structural design of our city. Buildings are planned, constructed, or renovated according to circular economy principles, and mobility is environmentally friendly.

What role does citizen participation play in the development of Vienna's urban space?

The active involvement of residents in the design of urban living spaces is of great importance for Vienna, which has been chosen as the European Capital of Democracy 2024/25. Participation is taken seriously, and the necessary time is allocated for it. This is particularly evident in urban district development or neighbourhood projects, which also strengthens local affiliation and identity, and incorporates citizens' knowledge. The range of inclusive participation processes in Vienna is constantly growing.

Carolin Rosmann



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A milestone for Vienna

The extension of the U2 underground line and the construction of the U5 underground line form Vienna's largest infrastructure project and will significantly enhance the capital as a business location. Together with STRABAG, PORR is constructing the U2 section 17-21. PORR is relying on innovative construction techniques and sustainable climate protection measures, as emphasised by **PORR CEO Karl-Heinz Strauss** in an interview with 'property market vienna' - on site at the U2 Neubaugasse construction site.

The U2xU5 public transport extension is Vienna's largest infrastructure project. To what extent will this enhance Vienna as a business location?

The underground railway networks are the lifelines that traverse Vienna and along which economic and residential areas exist and are emerging, where people want to live and work - because they guarantee short distances and rapid mobility within the national capital. Thanks to the expansion of the U2 underground line and the new U5 line, this network will become even denser, opening up new neighbourhoods in Vienna. Traffic is becoming smarter, running underground, without congestions and without oncoming traffic - this is a milestone for Vienna as a business location/ an economic hub.

The U2 17-21 construction section is being built by a joint venture between STRABAG and PORR. In what way is PORR expertise being utilised?

Such projects naturally require genuine engineering expertise - and we have it. We deliver everything from a single source. Whether it's civil engineering, tunnelling or specialist foundation engineering - we combine all expertise under one roof. This adds value to the construction site - on the one hand for the execution of the construction site, but on the other hand also for the client, as they have an expert vis-a-vis.

What construction methods are used here?

For the demanding construction of the two tunnels in the inner-city area, the tunnelling team is working around the clock in shifts. The most modern tunnelling methods are being used. The two station tunnels are being built using the New Austrian Tunnelling Method, to which PORR has significantly contributed. Using excavators, the tunnel is dug forwards metre by metre and secured with shotcrete. Special measures such as freezing boreholes, which were carried out in advance of the work, ensure the stability of the ground. On this construction site in particular, everything related to foundation engineering for all the preliminary work/excavation stabilisation on the one hand and civil engineering for the extension on the other is being applied.

What are you particularly proud of?

The work with the electrically powered tunnel boring machine, which will be delivered to Vienna in September in individual parts. The cutting wheel alone of this 1,200 tonne machine weighs around 78 tonnes. It will be lifted in parts into the starting shaft at Matzleinsdorfer Platz, assembled there and then it will be ready to go. The tunnelling machine bores its way from Matzleinsdorfer Platz to the emergency exit shaft at Augustinplatz, where the shield is dismantled and lifted out and transported back above ground to Matzleinsdorfer Platz to begin the next tunnel tube. The trailing equipment of the tunnelling machine is pulled back through its paths and transferred to the next shaft. Using this minimally invasive construction method, this section of the tunnels between the stations will be built underground.

Why is it also the largest climate protection project in Vienna? What sustainable measures are being implemented on this construction site?

This concerns a great many measures. We recently started measuring parameters such as electricity and water con-





sumption, which will enable even more efficient action in the future. In addition, the entire waste management on the construction site has improved significantly. All of the excavated material from the tunnelling machine is removed via the central shaft at Matzleinsdorfer Platz and some of it is sent to our recycling plants for reuse. This saves 20,000 lorry journeys through the city and 75 tonnes of CO₂ for the entire project.

It is no coincidence that PORR is recognised as the most sustainable European construction company - as confirmed by numerous ratings.

As a leading construction company in the field of modern waste management and the development of sustainable construction materials, we deal intensively with topics such as recycling rates, circular economy and the creation of sustainable projects. It is crucial for us to plan and build intelligently in order to create effective long-term solutions. ESG, i.e. environmental, social and governance aspects, are now an integral part of our business. Sustainability plays an important role in terms of energy, water, raw materials and waste management. Only by measuring, recycling and reintroducing these resources into the cycle can we make an important contribution to creating a sustainable and environmentally conscious world.

Back to the U2 Neubaugasse construction site: What are the biggest challenges here?

One of the main challenges is that we have to excavate both roads and deep shafts in a very confined space and in the middle of a populated residential area. The challenge is that we have to create the heaviest concrete structures - without disturbing residents or traffic. This requires experienced companies with experienced construction and project managers. It's about having the best and not the cheapest at your side, because the saying goes: you always get what you pay for.

This means that it is not necessarily the cheapest project.

The contract sum for our construction section is around 500 million euros. The project is being financed by the federal

and state governments. Staying within budget, finalising on time and delivering quality is certainly one of the biggest challenges.

The keyword here is shortage of skilled labour: is PORR affected by this?

It's generally about the shortage of labour resulting from our demographics and not about the shortage of skilled workers per se. We are currently getting enough skilled labour from universities, technical colleges and technical high schools in Austria. We can fulfil all existing orders with the existing team, but we already have to recruit workers from outside Europe. For example, we are deploying around 400 highly trained Indian workers in Slovakia and Romania. We initially got to know them on the underground railway construction site in Doha (Qatar) and were able to get them interested in Europe.

To what extent does PORR invest in the training and further education of its employees?

We train apprentices in our PORR Academy and invest in the ongoing training of our staff, for example in the further training of our machine operators. Moreover, promoting women plays a major role in our company. We try to reintegrate women into everyday working life after maternity leave and create a family-friendly working environment. The proportion of women in the entire Group is increasing - slowly but steadily.

Generally speaking, as a long-standing industry expert, how do you assess the development of the construction industry in view of the difficult economic conditions with high material costs and high interest rates?

Property prices have risen very sharply in recent years. We have strong inflation and are faced with an interest rate increase from zero to 4,5 per cent within a year. This is causing many things to 'stumble'. Among other things, this situation has led to a reluctance in both residential construction and acquisition, even though - and this is

the paradox - demand is constantly increasing. Pointless regulations that banks are enforcing have led to financing difficulties.

Will anything change here?

I hope so. The idea of lowering interest rates is there, but prices will probably not really go down as land prices are not expected to fall. It has already been recognised that land is finite and limited. We support the reduction of land consumption and would like to counteract further development. To achieve this, we need to build upwards and downwards with transport infrastructure such as subways and canals. In Vienna, we have enough space to densify and erect taller buildings. All of this is necessary as cities will continue to grow. By 2050, 80 per cent of the world's population is expected to live in large cities.

PORR has not really been affected by the challenging economic times and can look back on a great pre-tax result for 2023 of over 130 million euros. What is the secret of your success?

Our company is unique in Europe because we offer a wider range of services than almost any other construction company. Our diverse portfolio enables us to handle all tasks from construction to decontamination independently, even if we occasionally use subcontractors. The key to our success is our employees, the 'PORRians', who are the

New connections in the city

Twelve new underground stations in the final expansion phase (1st and 2nd construction phases) will provide faster connections and create more space for additional passengers. The new U5 line will go into operation in 2026. The U2 will be running on its new route from Rathaus station towards Matzleinsdorfer Platz in 2028.

The expansion takes place in two construction phases. In the first phase, new attractive public transport connections will be created in the heart of the city.

1ST CONSTRUCTION PHASE

The first construction phase includes the following sections:

U5 Frankhplatz / U2xU5 Rathaus / Conversion of the U2 main line to U5 / U2xU3 Neubaugasse / U2xU4 Pilgramgasse / U2 Reinprechtsdorfer Straße / U2 Matzleinsdorfer Platz

With this expansion step, new attractive public transport connections in the center of Vienna will already be created.

2ND CONSTRUCTION PHASE

In the second construction phase, these new stations will be built:

U5 Arne-Karlsson-Park / U5 Michelbeuern – AKH / U5 Elterleinplatz / U5 Hernalis / U2 Gußriegelstraße / U2 Wienerberg

For more information, visit www.wienerlinien.at



“Our company is unique in Europe because we offer a wider range of services than almost any other construction company.”

heart of our company. Thanks to a clear growth strategy and consistent focussing, we are ideally equipped to remain successful in the future. Our risk minimisation and the targeted acquisition of lucrative orders ensure that we are solidly positioned.

That sounds like a solid position. How do you see the housing market developing in the coming years?

Demand for apartments will continue to rise and so will rents. If there is not enough construction and property financing is difficult, many people will have to rely on renting. Municipalities must quickly dedicate themselves so that construction projects can be driven forward. The expected interest rate cuts will ease the situation in around one and a half to two years, as the current demand for apartments still needs to be met. The construction of larger residential complexes takes time.

How important are housing subsidies in this situation?

Housing subsidies are crucial to ensure long-term financing for the public. The federal government has already taken a step in this direction, now it is up to the federal states to implement their own housing subsidies. Each state has its own specific housing needs. It is important that all parties involved work together to ensure that housing construction picks up speed again. The demand in Austria - as well as in Germany - is enormous.

Thank you for your insights! Last question to conclude: What do you personally enjoy about your job on a daily basis?

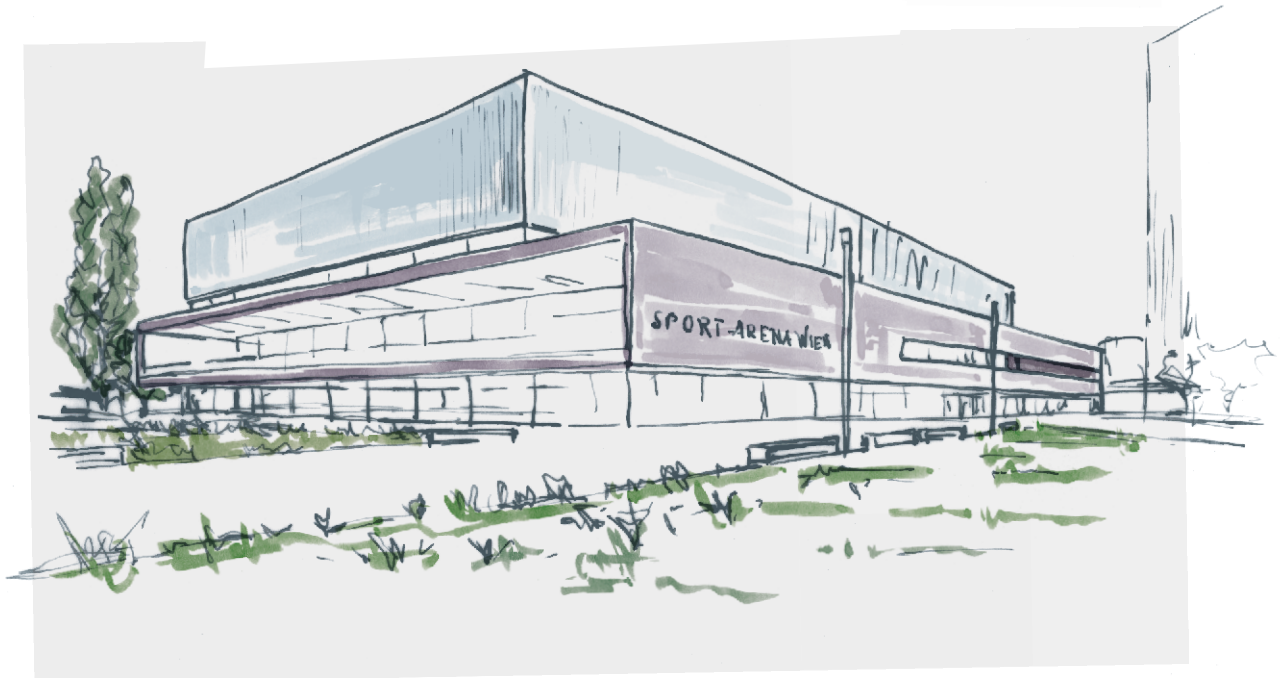
Since I started at PORR in 2010, I haven't regretted a single day. The variety of tasks and the collaboration with my motivated colleagues make my job exciting and interesting every day. I particularly enjoy it when I have the opportunity to spend time on our construction sites like I do today. It's just a great feeling to be up close and personal with the projects and see the progress live.

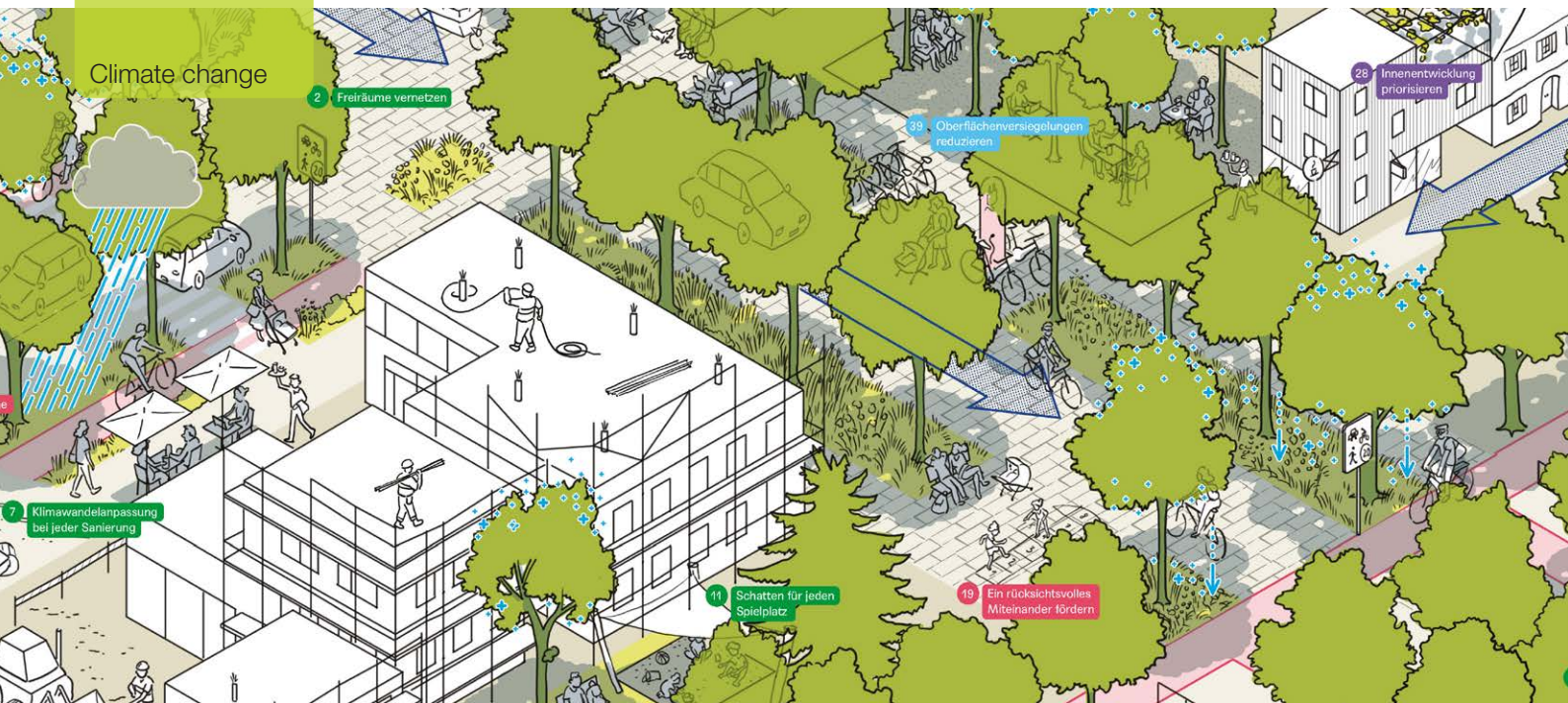
Carolin Rosmann

Building the Future

What will the cities of the future look like? What does sustainable building mean? What will people and the economy need in 30, 50 or 100 years? We find answers. We specialise in difficult tasks. We don't plan for today, we plan for the future and generations to come. With our projects we create space for the industries of tomorrow – for Vienna and for its citizens.
Development is our passion. We are building the future.

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Glowing Cities – Cooling Trees

In a climate crisis, properties need trees because, when used correctly, they are the natural air conditioners of (over-heated) cities.

MODERN HOUSING NOT only needs heating in winter, but also cooling in summer. However, air conditioners not only consume a lot of energy, they also inadvertently heat the environment and exacerbate the effects of the climate crisis. Yet it is actually quite simple to achieve part of the cooling through green and blue infrastructure. The albedo of the surfaces and the materials of the buildings should also be part of the considerations for a cooling concept for the buildings. In the wider context of the city, cold air at night is an important element in cooling entire city districts, as well as buildings to ventilate their indoor spaces. For this purpose, strategic urban planning, based on an urban climate analysis, is an important and effective instrument. This also ensures that existing cold air corridors are not weakened but, rather strengthened in the future. Cold air is generated over meadows and fields and large, unsealed, unbuilt open spaces. Therefore, the so-called outdoor spaces around buildings (and around cities) are also relevant for cooling. As soon as we leave the buildings, trees protect us from the heat, unless we immediately get into an air-conditioned motor vehicle and heat up the outside temperature again. The urban heat island mainly is particularly effective at night. The „heat island“ is a hotspot for the perceived temperature during the day.

Trees - the air conditioning systems of cities

Where trees grow, it is cool and shady. This makes it bearable even in the heat, whereas in neighbouring treeless streets and squares, it becomes unbearably hot in the same weather conditions. These natural air conditioning systems work through evapotranspiration, the active evaporation of green leaves. But „without blue there is

no green“. Trees need sufficient root space to store air, water and nutrients. This is why many of the young trees planted in recent years become ill after just a few years. They die before they can provide extensive shade and evaporative cooling. Urban trees are particularly stressed where they grow in paved areas. These are often the large sealed areas around buildings. However, the main cause of death lies underground - in the limited root space of the tree pits and in the high compaction under the neighbouring paved areas: A structural substrate can combine load transfer and root space and help trees to grow into healthy, large-crowned shade providers even in sealed open spaces. In Scandinavia, experience with this technique has been so good that structural substrates have been a standard feature of urban tree planting in many cities since 2004 under the catchphrase „Stockholm system“. In Central Europe, Austria is a pioneer in terms of practical experience and further development of this technology.

The „Sponge City for Trees“ can turn the hotspots of sealed surfaces into sources of active cooling, if only the tree air conditioning system is used correctly.

GUEST COMMENTARY

Stefan Schmidt *Landscape Architect, Sponge City Working Group,*
Simon Tschanett, *Managing Director of Weatherpark GmbH*



Diversity Reduces Clustering Risk

The current times are more than challenging, yet Vienna is developing better than Austria as a whole on average. This is partly due to the diversity and distribution of industries, says **Walter Ruck, President of the Vienna Chamber of Commerce**, in an interview with Austria Europe's Heart. Nevertheless, solutions are needed – both in Austria and at the EU level.

After the coronavirus pandemic came the war in Ukraine, bringing inflation and energy shortages. What measures have been taken or are being taken to support Viennese businesses?

Some of the inflation can be cushioned by the abolition of cold progression, which we were able to implement after lengthy negotiations. However, from our perspective, this is only halfway. A comprehensive valorisation law is needed. Many fixed values in the economic and labour world could thus be tied to price developments and valorised, meaning automatically adjusted. We have put a proposal on the table for this. Inflation is mainly driven by high energy prices. Energy cost subsidies help but are only a short-term measure. Solutions are needed here – in Austria, but also at the EU level.

What is your current assessment of the economic situation in Vienna?

The figures show that Vienna as a business location has been able to cope better than average with the disruptions caused by the pandemic. This is primarily due to its diversity, which reduces clustering risk. This will also help us in difficult situations in the future. In a recent survey, Viennese entrepreneurs are positive about the future. The

expectations of the previous months were also exceeded. According to WIFO, this has a positive impact on growth and employment.

Which issues should be urgently addressed by politicians?

Apart from inflation, the shortage of skilled workers is the second major concern for companies and is also hindering

their development. Three quarters of Viennese businesses have problems finding suitable employees. Therefore, a skilled workforce initiative is needed, that is also effective in the short term - for example by placing vacancies across regions and making apprenticeships more attractive. Given demographic changes, existing potentials should also be utilised more – more full-time instead of part-time, more seniors in active employment. In addition, high non-wage labour costs and excessive bureaucracy are burdensome for our members. Long-term solutions are also urgently needed here to give businesses more breathing space.

Vienna is considered Austria's most important location when it comes to attracting international companies. How are they attracted, and what are the priorities in attracting them?

We have been able to maintain the high establishment numbers of international companies even during the Corona years. Besides the high quality of life, good transport connections are also a key factor in deciding where to locate. Vienna scores highly here. Vienna is also the largest German-speaking university city. We highlight these strengths internationally – often in close cooperation with the City of Vienna.

■ Charles Steiner



We Are Facing A Turning Point

S+B CEO Wolfdieter Jarisch on current projects and their significance for Austria as a business location.

The S+B projects “LAXury” and “Am schönen Platz” are bringing high-quality apartments to the Vienna market. What makes these developments particularly outstanding? “Am schönen Platz” was constructed on the high point of Laxenburger Strasse, overlooking the foothills of the Alps, comprising several different buildings that meet the demands of upscale living. Each of the six buildings not only has a particularly unique appearance due to its different architectural style, but the special feature of this project is the garden and open space design by the artist André Heller. With over 500 different plant species and a bamboo path that leads to an inspiring Moroccan square with two greenhouses and a fountain, a place of special charisma is created.

“Since 38 years, S+B Group has been specialising in the development of extraordinary, ambitious projects. This has led to new benchmarks being set in many sectors.”

“LAXury”, in the Neues Landgut district, is located at the urban end of the same street. One of the advantages is its location in the city: positioned opposite the main railway station, one can easily leave the car behind - if one wishes to use it, the most important connections can be quickly accessible. Its location by the new, large-scale Walter-Kuhn-Park with a new education campus and soon to be the third-largest library in Vienna, is also noteworthy.

What role do the topics of resource conservation and energy efficiency play?

We strive to realise our projects with a view to be grandchildren friendly. As can be inferred, our aim is to build something that will still be appropriate in many aspects for our grandchildren. In this respect, forward-looking planning with regard to technology and the social framework is very important to us. Energy efficiency has long accompanied our building services. Among other things, photovoltaic systems are being installed to power the common areas. A building core activation system reduces energy costs by controlling the temperature of the ceilings and floors.

In what way do these and other S+B projects enhance Austria as a business location?

Since 38 years, S+B Gruppe has been specialising in the development of extraordinary, ambitious projects. This has led to new benchmarks being set in many sectors., e.g. we achieved the first LEED Platinum certification for a laboratory and for an office project in Austria (2011 for Marxbox and 2013 for Green Worx). Currently, we are nearing the completion of the extension work on one of the highest residential towers in Europe - the DANUBEFLATS. In the immediate neighbourhood, Europe's first high-rise building with a façade clad in photovoltaic cells is currently under construction. We are also proud that our DC Tower 3 has been recognised as one of the eight best high-rise projects in the world by the CTBUH.

Given the challenging economic conditions, how do you assess the development of the market in the future?

We are currently facing a major upheaval. The KIM regulation has restricted private individuals' access to capital and the interest rate landscape has put industry peers under pressure. We are currently experiencing a market shakeout, but we hope that the key figures for our economic location will soon show a positive outlook again.

■ Carolin Rosmann

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 [S+B Gruppe AG](#)

 [sb.gruppe](#)

LUXURY

MEHR VOM WOHNEN



Synergies as the Key to Valuation

Valuations rely on data. Rustler is making headlines with a new service: they now offer market value and utility value appraisals to external companies across Austria. **Maximilian Kainz, Team Leader of Real Estate Valuation & Research at Rustler Immobilienreuhand,** speaks with Property Market Vienna about market opportunities and advantages for developers.



“Our major advantage over many other valuers, who often only offer pure valuations, is that we have built up a great deal of expertise internally through our subsidiaries.”

Rustler now also offers valuations as a service to external companies. What market potential do you see in this, and who are your main target groups?

On one hand, we offer the classic market value appraisal, particularly during the acquisition phase of a property, where such appraisals are necessary for financing. Additionally, especially when a project is under development, we offer a utility value appraisal for the establishment of

condominium ownership. We are able to draw up a preliminary utility value appraisal during the planning phase, for example, based on submission plans. The advantage of a preliminary utility value appraisal is that you can start marketing the apartments earlier.

Rustler also develops residential projects itself. What was the reason for offering these appraisals externally?

Rustler Bauräger is a different subsidiary, the valuation is part of Rustler Immobilienreuhand. Since we began realising projects for our developer, we have been creating such appraisals. We wanted to expand our valuation business and therefore approached other property developers. One of our advantages is that we can offer this service throughout Austria, thanks to our locations in the federal states - and at a relatively low cost, as we have a team on site and can incorporate a vast amount of our own data.

There are already quite a few valuers in the market. What differentiates you? What do you see as your unique selling point (USP)?

Our major advantage over many other valuers, who often only offer pure valuations, is that we have built up a great deal of expertise internally through our subsidiaries, such as on the subject of construction costs, and have a lot of comparative data available. As a result, we understand how a developer thinks and calculates. Furthermore, we have our own research department, allowing us to access a large amount of data, such as rental and purchase agreements. Our USP is the internal synergies between property developers, brokers and managers, which enables us to generate a plausible value.

How does Rustler reach its target group? What measures are planned or have already been implemented to reach them?

Kainz: There are online platforms where transactions can be identified, such as land sales. From these, we can see what has been purchased where and who the buyer is. If it is a developer developing the land themselves, we get in touch with them directly.

 Charles Steiner

Green building as the key to successful climate protection

When discussing future-proof buildings, the focus is primarily on climate-friendly living spaces – places for work and living that will also benefit future generations. **ARE Austrian Real Estate** pursues this vision with foresight and consistency, creating perspectives by ensuring their projects are constructed as ecologically and resource-efficiently as possible.

Revitalized Historic Buildings

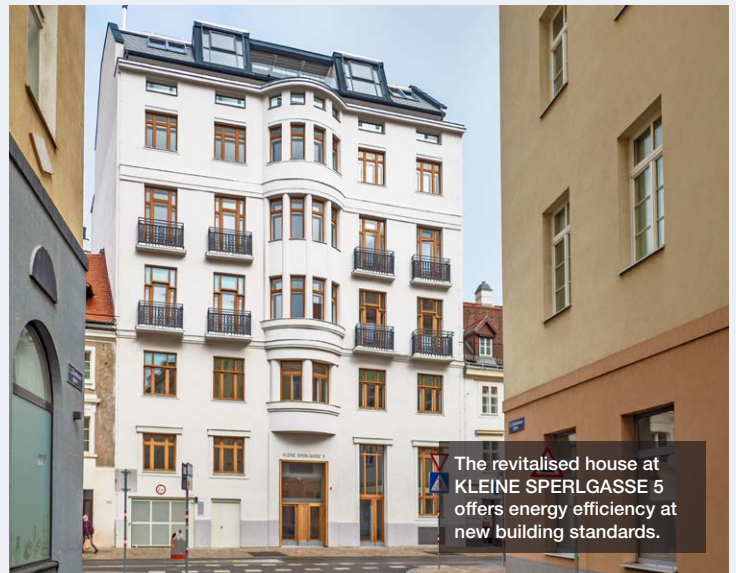
ARE brings new energy into old buildings. The preservation and renovation of their historic properties contribute significantly to climate protection. New soil sealing is avoided, and the demand for building materials is minimized. By 2040, ARE will invest an additional 700 million euros in the CO₂ neutrality of their properties, for example, by installing of energy-efficient building technology and climate-friendly energy systems. This results in a unique charm combining historical architecture with modern usage concepts, while also protecting the climate.

Ecological Building Materials

When new construction is necessary, it must be done right – more environmentally friendly, cleaner, better. The advantages of timber construction are obvious: wood is renewable, CO₂-neutral, energy-efficient, and can be used in combination with other materials in timber-hybrid construction. Brick, as a building material, stands out for its durability and recyclability, offering particularly efficient thermal insulation.

Urban Mining and Re-Use

The resource-efficient demolition of unusable buildings and the reutilisation of demolition materials for new construction projects is known as urban mining or re-use. This circular economy is a crucial step towards more sustainable building: resources are conserved, landfill waste is reduced, and the energy requirements that would arise from the production of new building materials are eliminated.



ARE Austrian Real Estate is a real estate company specialising in office and residential properties, with around 40 projects under development and around 600 existing properties. Developing attractive urban quarters with well-thought-out infrastructure is one of ARE's core competencies. Their goal is to realise projects that meet future demands. The highest sustainability standards and a commitment to climate protection are always at the centre of their business activities.

For more information, visit www.are.at

Urban Development Must Be Attractive to People

The major project Nordwestbahnhof by ÖBB Immobilien is now commencing the clearance of the site. By 2040, housing for up to 16.000 people and 4.000 jobs will be created. **Claudia Brey, Managing Director of ÖBB Immobilienmanagement GmbH**, discussed the current project status with Property Market Vienna.

For the Vienna urban development area Nordwestbahnhof, the environmental impact assessment (UVP) has been obtained, and the site clearance is imminent or already underway. How do the next stages look?

The site clearance will start in the autumn and will encompass two phases, which together will take around four years. The first phase will last until the summer of 2026, and the second until the summer of 2028. This year, we have already put the first construction fields on the market and will also sell two plots to the City of Vienna for the construction of new municipal buildings. The tender for two privately financed building plots has also begun and is expected to last until 2025, as a quality advisory board will evaluate the submitted concepts in several stages, followed by the bidding stage. This means we expect concrete contracts to be finalised next year. By 2040, Nordwestbahnhof will include housing for 16.000 people, both subsidised and privately financed, about 4.000 jobs, three school campus projects, and a ten-hectare green area.

Given the current situation in the real estate market is anything but rosy, is this noticeable in the utilisation of the construction fields? What does ÖBB Immobilien particularly focus on when selecting partners?

As ÖBB Immobilien, we naturally feel the current market situation; there are fewer bidders than before, and they also offer lower prices. However, what we do not do is sell the construction fields cheaper under duress. On the contrary, if we recognise that it is not the right time to put the construction fields on the market, we can also conduct the bidding negotiations at a later date. Given the current market situation, I assume that a corresponding bidding process for the construction fields can take place no earlier than next year. But above all: the overall development time of Nordwestbahnhof spans 20 years. During this period, one naturally experiences at least one, sometimes even two, downturns. There was also a real estate crisis in 2008.



At Neues Landgut, apartments for ÖBB employees are being built, among other things. Considering an impending housing shortage, would this also be a possibility for the company to retain employees? Will there be such apartments in other development areas, for example, in Villach?

The construction of apartments for ÖBB employees is of course an incentive model to retain employees long-term and create attractive housing at affordable prices. However, the construction of such apartments only makes sense if there is high demand for housing, but we do not have sufficient existing properties. Therefore, the construction of such apartments in the federal states is currently not

planned because we already have such apartments in our portfolio and are renovating them accordingly, which is also in the interests of sustainability. If there is a need, we renovate; if there is a strong need beyond that, then we also build new ones.

Right now, not only EU taxonomy and ESG are topics, but the city is also getting hotter. What possibilities are there to create a pleasant and cool atmosphere for future residents? What approach is ÖBB Immobilien taking?

From our perspective, what is essential for the long-term functioning of urban quarters is that the residents who move in and live here feel comfortable in the long term. Feeling comfortable requires not only concrete but also spaces for relaxation. That is why our urban development areas always include generous green spaces, through which we also have the opportunity to unseal areas within the development. This allows us to create a pleasant climate for residents and users. We focus on climate-resistant tree plantings and follow the sponge city principle. And this is not just about ESG and EU taxonomy but also from an economic considerations. It can only work in the long term if it is attractive to people in the long term.

■ Charles Steiner



The versatile Sport Arena Wien will be completed on the site of the former Ferry Dusika Stadium in Vienna-Leopoldstadt by 2025.

Sustainability in All Its Aspects

Sustainability in the real estate sector goes far beyond climate and environmental protection. As a municipal company, WSE Wiener Standortentwicklung has a particularly large responsibility towards the people and the location. Interview with **managing directors Josef Herwei** and **Andreas Meinhold**.

How do you define the term sustainability in your work as a municipal real estate company?

JOSEF HERWEI: For some, sustainability only stands for climate and environmental protection. We have to live sustainability in all its aspects: When developing locations and new neighbourhoods, we have to think beyond the usual life cycles of properties and ask ourselves what Vienna should look like in 50, 100 or more years.

ANDREAS MEINHOLD: When we develop a new neighbourhood like Kurbadstrasse in Oberlaa, we are aware that this location will exist in this form and with the structures that we have planned for it today for a very long time. If almost 700 flats are built there, they will not be completely replaced by office buildings in 30 years because demand has changed. It will remain primarily a residential location, even if types of use can and probably will shift.

What do you have to pay particular attention to?

MEINHOLD: We are literally building the future of the city. We think in terms of this - with flexible utilisation options, environmentally and climate-friendly construction methods, mobility offers, open spaces and room for further changes and developments. This comprehensive approach sets us apart from many private developers who are

only able to focus on sustainability in a specific building. **HERWEI:** In projects such as Oberlaa or Neu Leopoldau on the site of a former gasworks and Neu Stadlau on former industrial sites, sustainable property management starts with the choice of land: We don't develop green fields, but brown fields that no longer fulfil their original purpose. In most cases, we create affordable housing including social infrastructure, which a growing city like Vienna urgently needs.

In addition, WSE is not only active in the development of neighbourhoods. What other tasks do you also perform?

MEINHOLD: With our activities in construction project management, we cover the city's short-term needs: for schools, kindergartens, sports facilities, cultural centres and housing. We quickly and efficiently build urban infrastructure

that improves the quality of life of the people of Vienna in the short, medium and long term. Of course, we also take all aspects of sustainable construction and management into account in these buildings.

HERWEI: We act on behalf of the City of Vienna and therefore have a responsibility towards all users of the city. We want to and must create added value for Vienna. High profits are not our priority, but economic action in the interests of the taxpayers certainly is.



Josef Herwei and **Andreas Meinhold**, the managing directors of WSE Wiener Standortentwicklung GmbH.



**VIENNA: View of the future
Nordwestbahnhof site.**
© ÖBB/enf Architekten



**VILLACH: Generously
planned green spaces.**
© ÖBB/Public Office

A GOOD REASON FOR LIVING

ÖBB CREATES SPACE FOR NEW URBAN QUARTERS ACROSS AUSTRIA

Austria's cities are growing, posing significant challenges for urban developers, especially in terms of climate protection and sustainability. Inner-city redevelopments instead of building on greenfield sites in the surrounding area is the motto. Cities fortunate enough to have inner-city brownfield sites that can be developed into livable urban districts can count themselves lucky. ÖBB owns a number of interesting properties throughout Austria, which, through site consolidation and modernisation of railway operations, are being freed up for new uses. These are mostly areas in prime urban locations with ideal transport connections. Together with local authorities, ÖBB is developing space for forward-looking urban development visions. This real estate potential is of great importance for the future-oriented development of Austrian cities. By 2030, more than 25,000 apartments, combined with offices, hotels, retail and service spaces, parks, and educational establishments, will be created on former ÖBB sites in Vienna. Other regions are also experiencing significant growth.

VIENNA – NORDWESTBAHNHOF

This area is characterised by its inner-city location and excellent public transport connections. In the future, housing for 16,000 people and 4,700 jobs will be created. The buildings will be arranged around the ten-hectare Green Centre, the heart of the area. Four high-rise buildings will form the „landmarks“ of the new quarter. In terms of social sustainability, 60 percent of the apartments will be subsidized. Three school locations, including a large educational campus for up to 1,600 children and young people, will be built in the coming years. To commemorate the area's history as a railway site, two brick buildings will be preserved, giving the new quarter a distinctive character.

- Housing for around 16,000 people • Approximately 4,700 jobs • Cultural and leisure facilities
- Retail and service businesses • Schools and kindergartens • No through roads • Green centre - ten-hectare park • 2024: Start of demolition and development of the construction sites

VIENNA – NEUES LANDGUT

Near Vienna Central Station and the Sonnwendviertel, a new urban quarter is being created on a nine-hectare site in several stages. At the moment, both privately financed residential buildings and a municipal housing project are being constructed.

- 1,500 apartments • Educational campus (went into operation in 2023) • Retail and service businesses • Revitalised brick buildings • Walter-Kuhn-Park with climate forest, meadow areas, sports, and play facilities

VILLACH – WESTBAHNHOF

In close proximity to the city center of Villach, an area of almost 26,000 m² is being developed. The goal is a mixed urban use – „Living and Working“ – with an emphasis on the „productive city“ and innovative solutions in terms of sustainability. In addition to generous green spaces, around 6,000 m² of green and usable roof areas are planned. The development phase of the construction sites begins in 2024/25.

- Living and working • Subsidised and privately financed housing (Gross Floor Area: 31,360 m²)
- Commercial, production, and service spaces (Gross Floor Area: 7,840 m²)



VIENNA: Die Grüne Mitte – the centrepiece of urban development at Nordwestbahnhof.
© ÖBB/enf Architekten



VIENNA: Walter-Kuhn-Park inside of Neues Landgut.
© ÖBB/Scheiblecker



VILLACH: Possible development at Stadtquartier Westbahnhof, View to the south
© ÖBB/Public Office



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The skyline on the southern shore of the lake.

A Vibrant Location Full of Energy

Gerhard Schuster and **Robert Grüneis**, the **Executive Board team of Wien 3420**, on their plans for aspern Seestadt.

Wien 3420 is responsible for Vienna's aspern Seestadt, one of the largest urban development projects in Europe. At what stage are you currently?

SCHUSTER: We have developed more than a third of our neighbourhood, with around 12,000 residents and over 5,000 jobs. Our location has now really established itself in the economy - and vice versa. We are delighted to see so many companies settling here and receiving new enquiries. On the one hand, this is due to the excellent infrastructure that companies find here - from the diverse connections to the public transportation network and a smart collective car park to a loading yard in the Vienna Business Agency's commercial yard "Gewerbehof". On the other hand, Seestadt is now a regular meeting place for all kinds of B2B and B2C events. With the two event locations ARIANA and Kulturgarage as well as our hotel offerings, we are now attractive for specialist congresses, product presentations or corporate events and see ourselves as part of Vienna's visitor economy.

With the opening of the highly innovative therapy centre tech2people at HoHo Next, Seestadt has also gained a new facility that will have an impact far beyond Vienna. In this Human Technology Center, the latest eHealth technologies can be used. The

most spectacular feature is the exoskeleton, which helps people with paralysis to walk.

Are there any upcoming projects that you are looking forward to?

SCHUSTER: In recent years, a strong focus on health, life sciences and biotech has evolved - from the pharmaceutical company TAKEDA, which is currently building its "Future Lab", to the start-up nagene in the Seestadt Technology Centre, which produces modified genes, to the impressive NOA22 health centre, which is under construction right next to the Seestadt U2 metro station.

And how do you see the energy future of Seestadt, Mr Grüneis? As a long-standing manager in the energy sector, you have certainly got a lot planned.

GRÜNEIS: We have managed to ensure that numerous buildings in our district are already largely energy self-sufficient. We owe this on the one hand to the quality standards of Wien 3420 for all construction projects and on the other hand to the research carried out by Aspern Smart City Research GmbH. Our goal now is to implement entire energy neighbourhood solutions that benefit everyone, especially the environment, instead of just smart individual projects. Because only when economy, residential living and urban mobility interact can we achieve significant leverage in terms of energy efficiency, profitability and climate protection. We are already working on this in our workshops with property developers and energy as well as technology providers. Interest is enormous, as the ESG and EU taxonomy are major challenges for the real estate sector in years to come. And this is where we want to set new standards.

Wien 3420 Executive Board members Gerhard Schuster and Robert Grüneis in front of the model of Seestadt.





QUALITY AND INNOVATION ON THE AGENDA

In the north-east of Vienna, a new district has been emerging for several years, spanning 240 hectares and representing one of the largest urban development projects in Europe. aspern Seestadt has long been recognised as a residential area with a high quality of life and is increasingly establishing itself as a competitive business location.

Up to now, just over a third of Seestadt has been implemented and is continuing to grow: the upcoming waterfront on the northern shore of the lake and new transport infrastructure are currently in the planning stage.

Highlights in the north

The central Aspern Nord railway station is already a transport hub with connections to the underground, rapid transit and eight bus lines - and in future also to two tram lines. Thanks to the excellent public transport infrastructure, Vienna's city centre and several urban hubs can be reached within 20-30 minutes. In a few years' time, the central shopping boulevard will extend from the railway station to the spectacular waterfront, which will significantly shape the profile of Seestadt.

Attractive arcaded loggias along a promenade directly on the lake, trendy bars and restaurants, exciting urban furnishings and a view of the skyline to the south - one of the most attractive places in Seestadt is being created here.

An impressive vision of the future waterfront can already be seen in the high-rise designs for the three signature construction sites by the lake. The ensembles "Pier05", "LIL-Y am See" and the "Seestadt-krokodil" will blend into the cityscape as new high points and distinctive, sustainable architecture.

Quarter with a diversity of uses

So much for a glance into the future. The Lakeside Crescent (Am Seebogen) Quarter, the first mixed-use residential, business and commercial district north of Lake aspern, has already been mostly completed. A series of projects here are focussing on the concept of combining living and working - with studios, co-working or small offices that can be rented together with apartments. A wide variety of companies have already found space in the quarter. Moreover, it is home to Seestadt's second educational campus and the "Kulturgarage" - a cultural and event centre on the ground floor of a multi-storey car park with space for more than 450 people.

The commercial yard ("Gewerbehof") of the Vienna Business Agency located in the district also offers a smart range of 7,500 m² of space for handicraft businesses, manufacturing companies and production-related service providers. Here, SMEs and sole proprietorships (EPUs) from the trades and crafts sector will find excellent conditions. It is both very robust and smart, with a convenient, underground loading yard with parking spaces in all sizes. It is even possible to have goods delivered by articulated lorries. Storage and presentation areas, shared ancillary rooms and heavy-duty lifts to all floors make the commercial yard the ideal anchor point for production in the city.

The "Pier05" project, immediately adjacent to the U2 station Seestadt, forms the eastern "Waterfront" together with "LIL-Y am See". Opposite on the southern shore is the **HoHo Wien**, one of the world's tallest timber high-rise buildings.



Die Seestadt Wien

With 12,000 residents, over 550 companies and more than 5,000 jobs, Seestadt is currently more than one third developed. Upon full completion, it will be home to more than 25,000 people and provide at least 20,000 jobs and apprenticeships.

Currently under completion in the Lakeside Park Quarter:

ROBIN, a sustainable university and commercial complex, the **NOA22** health center, and the third part of the **Seestadt Technology Center** will complement the Lakeside Park Quarter in the south by the end of 2024, which has long been established as an attractive residential, commercial, and office district.

Map of Development Projects in Vienna

Recently completed, currently under construction, or soon to be developed:

Projects in Vienna (selection)

- 1** **Fernbusterminal**
1020, Handelskai 304-318
www.wien.gv.at/stadtplanung/fernbus-terminal-handelskai
- 2** **Grünblick + Weitblick**
1020, Meiereistraße 1-2
www.value-one.com
- 3** **Hafen City**
1020, Seitenhafenstraße 15
www.hafen-wien.com
- 4** **LeopoldQuartier**
1020, Obere Donaustraße 23-27
www.leopoldquartier.at
- 5** **Nordwestbahnstraße**
1020, Nordwestbahnstraße 53
www.sueba.at/de/projekte/2435-nordwestbahnstrasse
- 6** **Sport Arena Wien**
1020, Engerthstraße 267
wse.at/projekte/sport-arena-wien
- 7** **Timber Marina Tower**
1020, Wehlstraße 293
www.ubm-development.com/de/projekte/timber-marina-tower/
- 8** **Wien Nordbahnhof**
1020, Nordbahnstraße
immobilien.oebb.at
- 9** **Loop Offices**
1030, Arsenalstraße 11
www.loop-offices.at
- 10** **VILLAGE IM DRITTEN**
1030, Landstraßer Gürtel
villageimdritten.at
- 11** **Sophienpark**
1070, Apollongasse 19
wien.gv.at/stadtplanung/sophienspital
- 12** **Althan Quartier**
1090, Althanstraße/Julius Tandler Platz
www.althanquartier.at
- 13** **Am Kempelenpark**
1100, Kempelengasse
www.amkempelenpark.at
- 14** **Klimafit leben an der U1 - Stadtquartier Kurbadstraße**
1100, Kurbadstraße 8
wse.at/projekte/stadtquartier-kurbadstrasse
- 15** **LAXury**
1100, Laxenburger Straße 2
www.sb-gruppe.at
- 16** **Viola Park II**
1100, Czeikestraße
www.wien.gv.at/stadtplanung/viola-park-2
- 17** **Wien Neues Landgut**
1100, Laxenburger Straße/Landgutgasse
immobilien.oebb.at
- 18** **Wohnen am Goldberg**
1100, Fontanastraße 3
www.wbv-gpa.at/projekt/fontanastrasse-3-2
- 19** **Zukunftshof Rothneusiedl**
1100, Rosiwalgasse 41-43
www.wien.gv.at
- 20** **O.A.X Vienna**
1120, Eichenstraße 1
www.6b47.com/de/projekte/eichenstrasse
- 21** **Vio Plaza**
1120, Schönbrunner Straße 230
www.vioplaza.at
- 22** **Wildgarten**
1120, Lore-Kutschera-Weg 16
www.wildgarten.wien
- 23** **Wolfganggasse**
1120, Eichenstraße 2
www.wolfganggasse.at
- 24** **Alice im Cumberland**
1140, Cumberlandstraße 38
www.alice-im-cumberland.at
- 25** **Otto Wagner Areal**
1140, Baumgartner Höhe 1
www.owa-wien.at
- 26** **Apfelbaum**
1160, Ottakringer Straße/Geblergasse/Helbinggasse
www.apfelbaum.at
- 27** **Mokka**
1170, Zeillergasse 2
www.value-one.com
- 28** **Semmelweis-Areal**
1180, Spitalgasse
www.wien.gv.at/stadtplanung/semmelweis-areal
- 29** **Muthgasse**
1190, Muthgasse
www.go19.wien
- 30** **DS 90**
1200, Dresdner Straße 90
www.sb-gruppe.at
- 31** **Nordwestbahnhof**
1200, Nordwestbahnstraße 16
immobilien.oebb.at
- 32** **Am Donaufeld**
1210, Nordmannngasse
www.wien.gv.at/stadtplanung/zielgebiet-donaufeld
- 33** **Floridsdorfer Spitz**
1210, Pius-Parsch-Platz 6
www.green21.at
- 34** **HIRSCHFELD**
1210, Gerasdorferstraße 105
hirschfeld.wien
- 35** **Neu Leopoldau**
1210, Thayagasse/Pfendlergasse
www.wien.gv.at
- 36** **PlusEnergieQuartier21**
1210, Pilzgasse 33
www.peq21.at
- 37** **Quartier an der Schanze**
1210, Simon-Veil-Gasse
www.wien.gv.at/stadtplanung/quartier-an-der-schanze
- 38** **TwentyOne**
1210, Siemensstraße 87-89
www.bondiconsult.com
- 39** **Am Heidjöchl**
1220, Hausfeldstraße
www.wien.gv.at/stadtplanung/am-heidjoechl
- 40** **Am Rain**
1220, Breitenleer Straße
www.wien.gv.at/stadtplanung/am-rain
- 41** **aspers Seestadt**
1220, Seestadtstraße
www.aspers-seestadt.at
- 42** **Attemsgasse Ost**
1220, Attemsgasse 34-44
www.wien.gv.at/stadtplanung/attemsgasse-ost
- 43** **Berresgasse**
1220, Berresgasse/Ziegelhofstraße
www.wien.gv.at
- 44** **Breitenleer Straße Süd**
1220, Breitenleer Straße
www.wien.gv.at/stadtplanung/breitenleer-strasse-sued
- 45** **Erzherzog Karl-Straße Süd**
1220, Erzherzog Karl-Straße/Langobardenstraße
ehk-sued.at
- 46** **DANUBEFLATS**
1220, Wagramer Straße 2
www.danubeflats.at
- 47** **DC 2**
1220, Donau-City-Straße 5
www.sb-gruppe.at
- 48** **DC 3**
1220, Donau-City-Straße 3
www.sb-gruppe.at
- 49** **DC Bildungscampus**
1220, Donau-City-Straße 13 B+C
www.sb-gruppe.at
- 50** **Hausfeld Nord - Oberes Hausfeld**
1220, Hausfeldstraße/An der Alten Schanzen
www.wien.gv.at/stadtplanung/oberes-hausfeld
- 51** **Hrachowina-Gründe**
1220, Am langen Felde 37-57
www.wien.gv.at
- 52** **NOA22 - Neues Ordinationszentrum Aspern**
1220, Simon-de-Beauvoir-Platz 5
noa22.at
- 53** **Quartier „Am Seebogen“**
1220, Am-Ostram-Park
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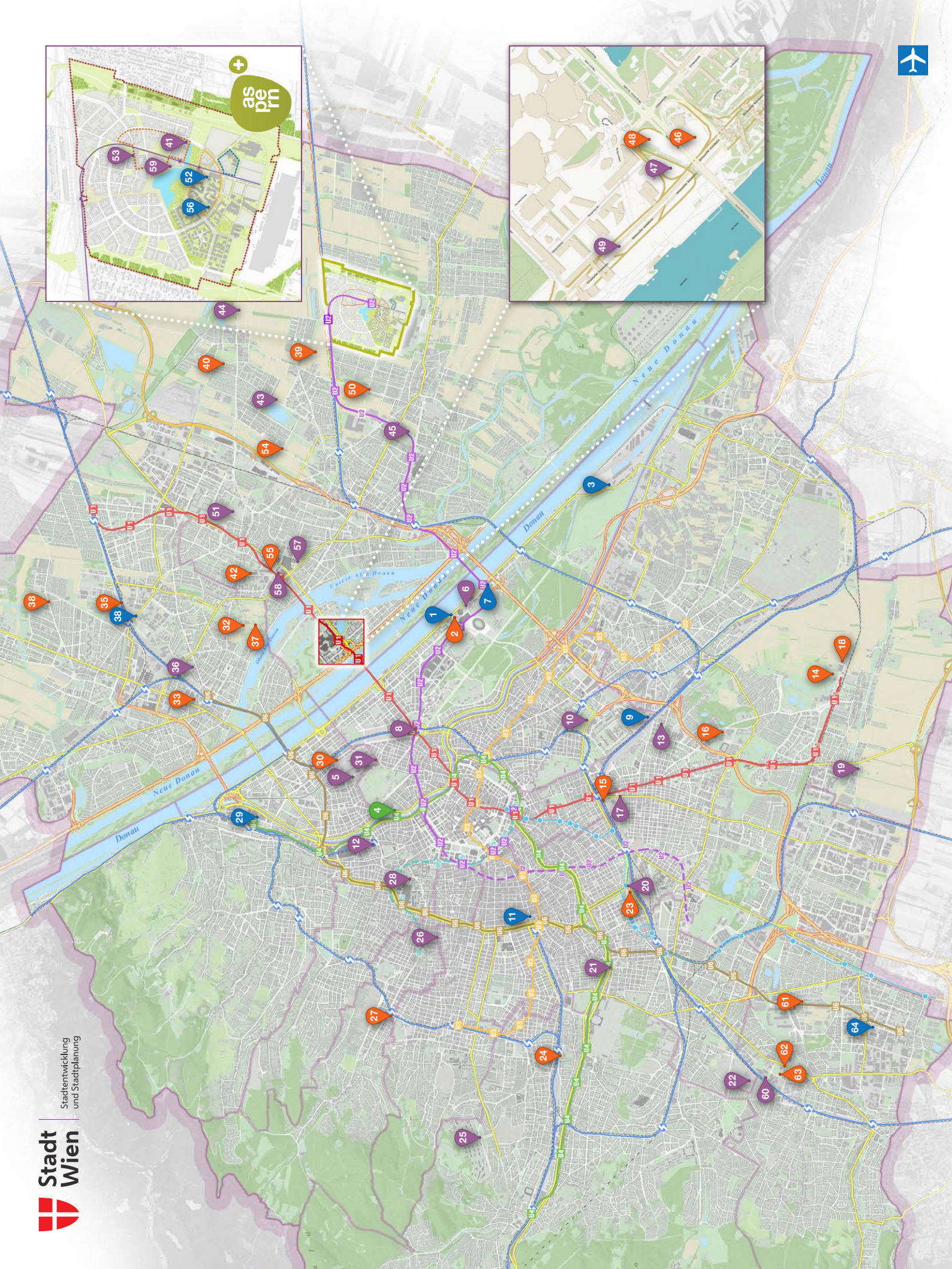
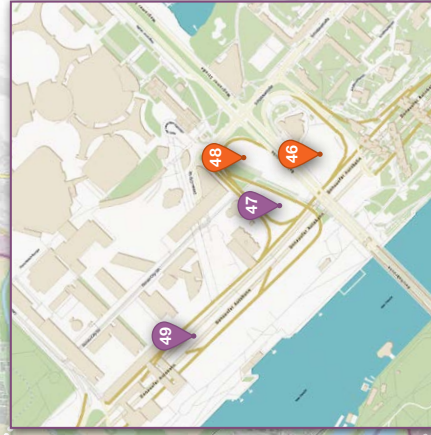
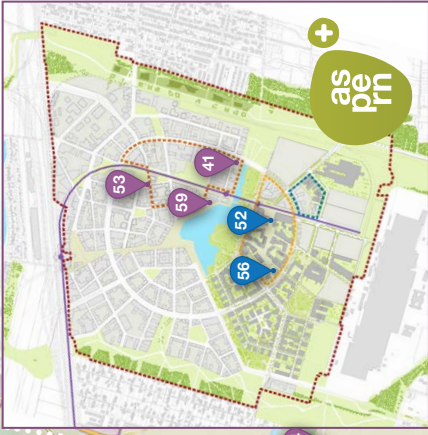



Table of Contents


Preface Michael Ludwig	3
Housing and construction in Vienna – focus on quality, affordability and climate protection	
Preface Peter Hanke	5
Vienna Remains a Global Leader – Because It Actively Tackles Challenges	
Urban Development	6
Two Million and More	
Quality of Life	8
Vienna – The Beating Heart of Austria	
Interview: Bernhard Jarolim, City Planning Director	10
Smart City of the Future	
Interview: Karl-Heinz Strauss, CEO, PORR	12
A milestone for Vienna	
Glowing Cities – Cooling Trees	16
In a climate crisis, properties need trees	
Interview: Walter Ruck, President of the Vienna Chamber of Commerce	17
Diversity Reduces Clustering Risk	
Interview: Wolfdieter Jarisch, S+B Group	18
We Are Facing A Turning Point	
Interview: Maximilian Kainz, Team Leader of Real Estate Valuation & Research at Rustler Immobilienreuehand	20
Synergies as the Key to Valuation	
Real Estate Development	21
Green building as the key to successful climate protection	
Interview: Claudia Brey, Managing Director of ÖBB Immobilienmanagement GmbH	22
Urban Development Must Be Attractive to People	
Interview: Josef Herwei and Andreas Meinhold, Managing Directors WSE Wiener Standortentwicklung	23
Sustainability in All Its Aspects	
Interview: Gerhard Schuster and Robert Grüneis, Executive Board team of Wien 3420.....	26
A Vibrant Location Full of Energy	
Map of Development Projects in Vienna	28
Recently completed, currently under construction, or soon to be developed projects	

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