FIRST VIENNA RESIDENTIAL MARKET REPORT

EDITION 2016





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FIRST VIENNA RESIDENTIAL MARKET REPORT



EDITORIAL

DEAR READER

We are delighted to present the fourth edition of the First Vienna Residential Market Report, published by the BUWOG Group and EHL Immobilien. We look forward to feedback from property professionals and other parties interested in the property market.

For the sixth time, Vienna has won the title of the highest ranked city in the Mercer Quality of Living Survey 2015, leaving Zurich in second place, followed by Auckland in New Zealand. This survey takes into account political, social, economic as well as environmental aspects. The property sector in Vienna should be particularly proud of the fact that their city has scored particularly high with regard to the quality of its housing stock. The BUWOG Group and EHL Immobilien are delighted to have contributed to the quality of life in the beautiful city of Vienna, and will continue offering quality housing units where residents can enjoy high living quality.

Statistics Austria predicts that there will be two million people living in Vienna in 2023. Demographic developments including migration to the capital will further increase the demand for housing in the metropolitan area of Vienna. The increase in the number of one-person households and an ageing population will lead to significant changes in the housing market and the demand for residences. In order to meet the housing demand in cities that enjoy an influx of people, and to set new trends in the construction sector, the Austrian government set aside a housing budget of €5.75 billion for 2015. With this decision, the government acknowledges the special status of the Austrian construction industry when it comes to employment, innovation, and sustainable growth. Proper housing is not only a social good that meets a basic need, but also a driver of economic growth.

The BUWOG Group is one of the largest development companies in Vienna. EHL Immobilien is a leading real estate service provider. For this market report, they have pooled their resources and expertise in the



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Andreas Holler, BSc Managing Director of BUWOG



Mag. Michael Ehlmaier FRICS Managing Director and shareholder of EHL Immobilien



DI Sandra Bauernfeind MRICS Managing Director of EHL Real Estate Management

"Property development is a key driver of a sustainable economy."

property market to provide you with a comprehensive overview of the latest trends in Vienna. As the First Vienna Residential Market Report is published on an annual basis, it provides reference figures obtained in previous years for each district. In this report, you will find information regarding the characteristics and trends in all 23 districts of Vienna as well as interesting facts about the latest property projects.

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We hope you will enjoy your copy of the fourth edition of the First Vienna Residential Market Report.

Yours sincerely

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BUWOG

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INTRODUCTION

OUR MOTIVATION

THE MOTIVATION FOR THE PUBLICATION OF THIS REPORT arose from our extensive experience and expertise in the housing market in Vienna. The BUWOG Group and EHL Immobilien are among the largest residential property developers in Vienna and wish to share their knowledge through a series of reports. With the 2016 edition of the First Vienna Residential Market Report, which, due to demand from abroad, is also available in English, we are for the fourth time giving readers an insight into the property market in the Austrian capital.

OUR MARKET REPORT goes beyond standard analyses and statistics of the residential market. What is more, it quotes actual sales prices rather than asking or advertised prices.

The figures in the First Vienna Residential Market Report therefore reflect the reality of demand and supply. We feel that this approach is the right one, as there are often huge discrepancies between the asking price and the actual sales price of a property.

THIS COMPREHENSIVE REPORT brings together our know-how and expertise, highlighting trends and recent changes in the property market across the 23 urban districts of Vienna.







FIG. LEFT: BUWOG GROUP

BUWOG GROUP

WHO WE ARE. The BUWOG Group is the leading Austrian full-service provider in the residential property sector, and can look back on wide-ranging experience that extends over nearly 65 years. The group's property portfolio includes around 51,000 housing units, half of which are located in Austria, with the other half in Germany.

APART FROM ASSET MANAGEMENT (through long-term leases and portfolio management), we are involved in the property sales business (single housing units, developments and entire portfolios) and act as property developers (planning and construction of new buildings), thus covering the entire value chain in the housing sector. In late April 2014, BUWOG AG was admitted for trading on the stock exchanges of Frankfurt, Vienna, and Warsaw.

WHAT WE STRIVE TO DO EVERY DAY. The cornerstone of our company is our extensive and long-established expertise in all areas of construction and housing. We focus on the integration of our core business segments: planning and construction of new buildings in Vienna and Berlin, sustainable portfolio management, and profitable marketing of individual flats and property portfolios.

ALL OUR HOUSING PROJECTS aim at providing modern and sustainable housing units for a high quality of life. From planning to management, we want to ensure just the one thing: making people happy within their four walls.



FIG. RIGHT: EHL IMMOBILIEN

EHL IMMOBILIEN

EHL IMMOBILIEN is a leading real estate service provider in Austria specialising in residential, investment, and commercial property. Apart from acting as estate agents and property valuers, we offer our clients asset, centre and portfolio management services as well as research and investment advice.

EHL IMMOBILIEN has been assisting its clients in more than 14,000 residential property transactions (lease/sale/investment) over the past ten years. In 2015, the company handled property transactions with a total value of approx. €800 million.

AS A TRUSTED PARTNER of the industry and private clients, we have been awarded several prizes for the excellence of our services. EHL IMMOBILIEN was the first Austrian property service provider to obtain the Ethics in Business Award of the Austrian Society for Sustainable Real Estate Management (ÖGNI). EHL IMMOBILIEN has recently again won the Gold IMMY Award of the Real Estate Trustees Division of the Vienna Chamber of Commerce for its commitment to excellence in service. EHL Immobilien is proud to bear the "geprüfter Qualitätsmakler", or "certified quality estate agent", accolade, which is awarded to the most popular property portals in Austria according to stringent criteria including user feedback.

THE RENOWNED FINANCE MAGAZINE Euromoney nominated EHL twice as the best real estate service provider in Austria, making the company the proud winner of the Euromoney Award of Excellence. As a founding member of the Austrian Society for Sustainable Real Estate Management, we do business with due regard to the social, ecological, and economic impact of our actions. X





HOUSING MARKET

OWNERSHIP STRUCTURE IN 2015

THERE ARE AROUND ONE MILLION HOUSING UNITS IN VIENNA, of which only around 885,000 units are used as main residences. The remaining approximately 150,000 units are officially classified as vacant. As this figure also includes second homes, the actual number of units available to new tenants is lower.

THE HOUSING STRUCTURE IN VIENNA IS UNIQUE, differing greatly from that found in other Austrian states or cities. The rental sector has a great tradition in Vienna, and the majority of people continues to live in rented accommodation (more than 75%). Not-for-profit cooperatives and

housing associations are still the main rental housing providers in the city. When taking into account the age of the housing stock in the possession of other landlords (where rents tend to be regulated), it becomes apparent that rising rents, although widely reported, affect only a fraction of the market in the capital. The number of owner-occupiers in Austria and Vienna is growing only slowly. There is, however, a marked discrepancy between the owner-occupier rates in the capital and the rest of the country, as owning one's house is still an ambition of many people.

HOUSING STOCK 2015	VIENNA	AUSTRIA
TOTAL PRIMARY RESIDENCES	ca. 885,000*	ca. 3,858,000*
OWNERSHIP	ABSOLUTE FIGURES	ABSOLUTE FIGURES
HOUSE OWNER-OCCUPIERS	53,000	1,490,000
APARTMENT OWNER-OCCUPIERS	133,000	420,000
MAIN TENANTS (COLLECTIVE)	663,000	1,566,000
PRIVATE INDIVIDUALS AND OTHER LEGAL ENTITIES	283,000	649,000
PUBLIC CORPORATIONS	212,000	306,000
NOT-FOR-PROFIT HOUSING COOPERATIVES	168,000	611,000
SUBLEASES AND OTHER LEASE ARRANGEMENTS	36,000	382,000

* Our figures are based on the 2011 main census and the Statistics Austria micro census, as well as our own calculations.









DEMOGRAPHICS OF AUSTRIA

AS AT JANUARY 1, 2015, AUSTRIA WAS HOME TO 8,584,926 people, of which 5,314,067 were between 20 and 64 years old. According to the latest forecasts, the population of Austria is expected to reach the 9 million mark in 2022.



- \rightarrow In a bit more than 7 years from now, Austria will have 9 million inhabitants.
- \rightarrow By 2075, the population of Austria is expected to rise to 9,804,213 people.
- \rightarrow This corresponds to an increase of nearly 15% from 2014 to 2075.
- \rightarrow By 2075, around 28.7% of the population will be 65 years or over, up from 18.4% in 2014.
- \rightarrow By 2075, around 18.7 % of the population will be younger than 20 years, down from 19.7 % in 2014.
- → The life expectancy of people in Austria will continue to rise; at the moment it is 83.7 years for women and 78.9 years for men.
- \rightarrow At the start of 2015, the average age of the people living in Austria was 42.3 years.



HOUSEHOLDS IN AUSTRIA

THE AVERAGE HOUSEHOLD SIZE of the around 3,769,000 private households in Austria is 2.23 people. The trend towards small households continues. In 2001, the average household size was 2.43, while experts predict that this figure will drop to 2.09 by 2060.

PRIVATE HOUSEHOLDS FORECAST FOR SINGLE AND MULTIPLE-PERSON HOUSEHOLDS IN AUSTRIA

2014 TO 2060

Households in %

80 70 63.0 % 58.3% 60 50 41.7 % 37.0 % 40 30 20 10 Year 0 2014 2060 SINGLE-PERSON HOUSEHOLDS MULTIPLE-PERSON HOUSEHOLDS

- \rightarrow The number of single-person households is still growing rapidly.
- → From 2014 to 2060, the number of single-person households is expected to increase by 35 % (from 1,387,066 to 1,871,331).
- \rightarrow Over the same time period, the number of private households with more than one person is expected to rise by only 10.8% (from 2,361,944 to 2,616,762).
- → The total number of private households is expected to rise by only 19.7 % (from 3,749,010 to 4,488,093).
- ightarrow The predicted average household size for 2060 is around 2.09 persons.





DEMOGRAPHICS OF VIENNA

AS AT JANUARY 1, 2015, THE POPULATION OF VIENNA was 1,797,337. Of these, 304,140 people were older than 65, and 343,687 were younger than 20 years of age. Current forecasts predict that the population of the capital will reach the 2 million mark as early as 2023.



- \rightarrow By 2023, Vienna will have a population of 2 million.
- \rightarrow By 2075, the population of the city is expected to reach 2,273,041.
- \rightarrow This corresponds to an increase of nearly 27.6 % from 2014 to 2075.
- $\rightarrow~$ By 2075, around 23.8 % of the city's population will be 65 years or over, up from 17 %.
- \rightarrow The number of people in Vienna below the age of 20 will also increase gradually by 0.4% from 19.1% today to 19.5% by 2075.
- \rightarrow The average age in Vienna is currently 40.5 years (41.9 for women and 39.0 for men).



HOUSEHOLDS IN VIENNA

In 2014, there were 869,851 private households in Vienna, with 394,349 people living alone, and 475,502 sharing their homes with others. The households in Vienna account for just below a quarter of all households in Austria. \times

PRIVATE HOUSEHOLDS FORECAST FOR SINGLE AND MULTIPLE-PERSON HOUSEHOLDS IN VIENNA



2014 TO 2060

- → Between 2014 and 2060, the number of single-person households will increase by nearly 30% (from 394,349 to 511,726).
- → Over the same period, the number of multiple-person households is expected to rise by around 22 % (from 475,502 to 579,067).
- → From 2014 to 2060, the number of private households will increase by approximately 25 % (from 869,851 to 1,090,793).
- \rightarrow It is expected that there will be more than 1 million households in Vienna by 2035.
- \rightarrow The predicted average household size for 2060 is expected around 1.96 persons.





VIENNA AT A GLANCE





THE TABLE contains all key data and facts regarding population, income, property prices, and rents. The quoted prices are not asking or advertised prices but the prices that were actually paid upon signing of the contract.

THE SECTIONS BELOW provide more detailed information on the individual districts, including key demographic data, statistics, and references to specific areas within the districts. ×

DISTRICTS	RESIDENTS	INCOME*	SALE PRICES ON CONCLUSION	RENTS	
			FIRST OCCUPANCY OTHER	FIRST OCCUPANCY	OTHER
1010 VIENNA · INNERE STADT	16,339	€ 32,493	€ 17,500 € 10,300	n/a**	n/a**
1020 VIENNA · LEOPOLDSTADT	101,702	€ 19,887	€ 4,800 € 3,300	€ 11.50	€ 9.50
1030 VIENNA · LANDSTRASSE	88,125	€ 23,026	€ 4,850 € 3,500	€ 11.80	€ 10.20
1040 VIENNA · WIEDEN	31,691	€ 24,199	€ 4,950 € 3,550	€ 12.50	€ 10.50
1050 VIENNA · MARGARETEN	54,246	€ 18,952	€ 4,300 € 3,300	€ 11.20	€ 10.40
1060 VIENNA · MARIAHILF	31,000	€ 22,505	n/a** € 3,200	€ 12.50	€ 11.00
1070 VIENNA · NEUBAU	31,291	€ 23,505	€ 5,600 € 4,200	€ 12.70	€ 10.80
1080 VIENNA · JOSEFSTADT	24,518	€ 23,590	€ 5,650 € 4,200	€ 12.80	€ 10.90
1090 VIENNA · ALSERGRUND	40,882	€ 22,703	€ 5,400 € 3,900	€ 12.80	€ 10.90
1100 VIENNA · FAVORITEN	189,713	€ 18,340	€ 3,250 € 2,150	€ 10.00	€ 8.50
1110 VIENNA · SIMMERING	95,198	€ 19,489	€ 2,850 € 1,900	€ 9.50	€ 8.40
1120 VIENNA · MEIDLING	92,229	€ 18,983	€ 3,800 € 2,800	€ 10.90	€ 9.20
1130 VIENNA · HIETZING	52,115	€ 27,604	€ 5,050 € 3,800	€ 12.50	€ 10.70
1140 VIENNA · PENZING	89,303	€ 22,388	€ 3,800 € 2,800	€ 10.70	€ 9.80
1150 VIENNA · RUDOLFSHEIM	76,320	€ 16,799	€ 3,350 € 2,400	€ 10.60	€ 9.50
1160 VIENNA · OTTAKRING	100,738	€ 18,733	€ 3,600 € 2,400	€ 10.30	€ 9.00
1170 VIENNA · HERNALS	55,628	€ 19,642	€ 3,900 € 2,700	€ 10.30	€ 9.50
1180 VIENNA · WÄHRING	49,178	€ 24,164	€ 5,100 € 3,300	€ 12.30	€ 10.50
1190 VIENNA · DÖBLING	69,999	€ 25,803	€ 5,950 € 3,950	€ 12.70	€ 10.80
1200 VIENNA · BRIGITTENAU	85,525	€ 17,861	€ 3,500 € 2,150	€ 10.20	€ 9.20
1210 VIENNA · FLORIDSDORF	151,844	€ 21,104	€ 3,350 € 2,150	€ 10.20	€ 9.60
1220 VIENNA · DONAUSTADT	172,978	€ 22,830	€ 3,550 € 2,550	€ 10.20	€ 9.30
1230 VIENNA · LIESING	96,775	€ 24,061	€ 3,650 € 2,700	€ 10.30	€ 9.70

 Source: Statistics Austria, 2014 income tax statistics, average annual net income in euros, December 2015
 As our report is based on residential rents that are not subject to the full scope of the Austrian Tenancy Act, we have not recorded rents in the first district, as the sample would be too small.

*** The surveyed sample was too small to draw meaningful conclusions.



INNERE STADT

SCHÖNLATERNGASSE 9/EHL IMMOBILIEN

THE HEART OF THE METROPOLIS

THE FIRST DISTRICT is the real heart of Vienna where its landmark building – the Stephansdom, or St. Stephen's Cathedral – is located. Probably no visitor to Austria's capital has not taken a stroll through the city centre to see the many sights Vienna has to offer. However, the first district is not only the historical and cultural centre of Vienna, it is also the political centre of Austria. Here we find the former imperial residence of the Hofburg, various ministries and government buildings as well as the national parliament, which is to undergo redecoration in 2017. Graben, Kärntner Straße and Kohlmarkt are the top addresses in Vienna, favoured by luxury boutiques and top brand outlets. **PEOPLE LIVING IN THE CITY CENTRE OF VIENNA** have, however, become a rare species. While the first district was home to around 40,000 people in the 1960s, there are only about 16,000 inhabitants today. This development is mainly due to ever increasing property prices.

THE INNERE STADT, OR CITY CENTRE, has 16,339 inhabitants. The percentage of foreign nationals is 22.7%, and thus below the average in Vienna of 25.6%. At an average net income of \leq 32,493, the district is far above the average for Vienna of \leq 21,143. The average household size is 1.89 persons, which is less than the average for Vienna of 2.04 persons per housing unit.



RESIDENTS 2015		
MAIN RESIDENCES		
PERSONS/HOUSEHOLD 2015		
N	+	1,133
TUC	_	757
ON BALANCE	+	376
	MAIN RESIDENCES PERSONS/HOUSEHOLD 2015 N DUT	MAIN RESIDENCES PERSONS/HOUSEHOLD 2015 N + DUT -







SPECIAL FEATURES OF DISTRICT

WHILE THERE IS STILL A HUGE DEMAND FOR RESIDENTIAL PROPERTY IN THE CITY CENTRE, THERE ARE VERY FEW NEW DEVELOPMENTS, AS THE AREA IS GENERALLY BUILT UP WITH ONLY FEW SITES AVAILABLE.

U Schottenring

However, there are a number of large-scale residential development projects in the pipeline (e.g. at Börseplatz, Postgasse, and elsewhere), and construction is expected to begin over the next few months.

In the first district, there is a shortage of small housing units, as developers built primarily large apartments (300 to 400 m²), serving for rich people who can afford to live in this high-priced area. In particular, we have noted a shortage of one and two-bedroom apartments.



In this district, 75 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in 655.70 million.



LEOPOLDSTADT



FRANZENSBRÜCKENSTRASSE 20/EHL IMMOBILIEN

THE GREEN FUTURE

THE SECOND DISTRICT is one of the most innovative quarters in the city and has seen a real building boom over the past few years that is bound to continue into the future: along with the extension of the U2 underground line and the development of "Viertel Zwei", many companies have relocated their headquarters to the second district, where the new campus of the University of Economics and Business was built on the green Prater site.

APART FROM THE EXCITING URBAN RENEWAL PROJECT around the Nordbahnhof railway station, there is huge potential for redevelopment along the right bank of the Danube in Leopoldstadt. The Marina Tower and Marina Deck are developments already under construction that will greatly enhance the waterfront. Despite the massive increase in property prices and rents, Leopoldstadt is a very popular district. A stroll through Karmelitermarkt and the Volkertviertel area with its organic market stalls and vintage shops, reveals that this district has become ever more urban in character and is attracting residents that seek a modern lifestyle.

LEOPOLDSTADT currently has about 101,702 residents. Of these, 31.0% are foreign nationals, which is above the average in Vienna of 25.6%. At an average income of \in 19,887 residents earn less than the average income in Vienna. With 2.03 persons per household, the district is just below the average figure for Vienna.



101,702	RESIDENTS 2015	
50,407	MAIN RESIDENCES	
2.03	PERSONS/HOUSEHOLD 2015	
MOVED II	N	+ 7,146
MOVED C	UT	- 4,907
MIGRATI	ON BALANCE	+ 2,239







URBAN LIVING AT ITS BEST

Thanks to its proximity to the city centre and the many attractive areas around Augarten, Karmelitermarkt, and Prater Cottage, as well as the redeveloped Nordbahnhof railway station, the second district of Vienna is now one of the most vibrant and popular residential areas in the city. "Residing and Living by the Water" is the USP of the Marina Tower apartement building, which is at the heart of a completely new city district located along the Danube. The quay area of Handelskai is also to be developed in a project in which water will feature as a main attraction.

"Viertel Zwei" is thus predestined to attract people who value city living and living in a green environment. Additional residential projects are scheduled to start in early 2017.

The well-established areas around Karmelitermarkt and Prater Cottage are still the most sought-after residential quarters in Leopoldstadt. "Viertel Zwei", which has benefited greatly from the new campus of the University of Economics and Business, is just as popular. Over the next few years, the Nordbahnhof project will further enhance the attractiveness of the second district.

HOUSING COS	TS (PRICE/m²)	RENTED FIRST OCCUPANCY	€ 11.50 /m²
OWNER-OCCUPIED FIRST OCCUPANCY	€ 4,800/m²	OTHER	€ 9.50/m²
OTHER	€ 3,300/m²	INVESTMENT PROPERTY	€ 1,150 to € 2,800 /m ²

In this district, 392 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \notin 96.42 million.





AM MODENAPARK/BUWOG GROUP

LANDSTRASSE

METROPOLITAN LIVING

THE LANDSTRASSE DISTRICT is an area with a real metropolitan buzz where property prices and rents are still affordable. Here we find quarters that are very different in character, such as down-to-earth Erdberg, the prestigious Reisner quarter, or the Hundertwasser quarter dominated by this architect's vision of urban development. At the heart of the district is the delightful Rochusmarkt, where the new headquarters of the Austrian Post is being built, a project to be completed in 2017. Tourists flock to the city park and Hundertwasserhaus, and, of course, also to Belvedere, one of the most splendid palaces in Europe.

area in Vienna, where there is still space for development, for instance at Neu Marx or Aspanggründe. The Heumarkt site around the Wiener Eislaufverein (ice skating club) will be redeveloped from 2018. The plan to build a residential tower standing 73 metres tall is, however, highly controversial, as the world heritage site status of the city centre is feared to be negatively affected.

THE LANDSTRASSE DISTRICT is currently home to 88,125 people. The percentage of foreign nationals is 27.2 %, and thus higher than the average in Vienna of 25.6 %. The average income in the district is €23,026 and thus slightly above the average for Vienna of €21,143. With 1.95 persons per household, the district is below the average figure for Vienna. imes

THE THIRD DISTRICT IS THE FASTEST GROWING city centre

DEMOGRAPHIC FACTS



88,125	RESIDENTS 2015		
45,818	MAIN RESIDENCES		
1.95	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+	5,648
MOVED OUT - 3,68		3,689	
MIGRATI	ON BALANCE	+	1,959







SPECIAL FEATURES OF DISTRICT

THE THIRD DISTRICT IS EXTREMELY INHOMOGENEOUS IN CHARACTER. IT EXTENDS FROM THE EMBASSY QUARTER NEAR THE CITY CENTRE TO THE GÜRTEL, THE CITY'S RING ROAD, AND ITS DIVERSITY IS REFLECTED IN PROPERTY PRICES.

Following the construction of the Wien Mitte railway station and the redevelopment of the area around the Central Station and Fasanviertel, the district has greatly been enhanced and this trend is bound to continue in the near future. There are already a number of residential projects in the pipeline, especially around the Danube canal close to the Prater park.

There is no shortage of sites in the third district, among them St. Marx, Aspanggründe, and the Wiener Eislaufverein area.

These will be developed in the near future, attracting more people to the district, which is bound to grow considerably over the next few years.



SOUGHT-AFTER RESIDENTIAL AREAS



In this district, 413 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in 128.0 million.



GUSSHAUSSTRASSE 3/EHL IMMOBILIEN

1040 wieden

CITY CENTRE LIVING

A WALK THROUGH WIEDEN takes only about two hours, as this is one of the smallest of Vienna's districts. At the same time, it is one of the most popular residential quarters of the capital. Dominated by 19th-century streetscapes, there is not much green space in Wieden, a fact that has led to lively debates as residents wish to open private green areas to the public, e.g. the park of Palais Schönburg, or the squares belonging to the Theresianum boarding school. There are virtually no development sites in this built-up district anymore.

IN THE NORTH OF WIEDEN, there is the vibrant culture and arts scene of Freihausviertel. Friends of good food meet at Naschmarkt. There

were some protests, involving well-known artists and performers, when it became known that the Funkhaus, Austria's oldest radio studio on Argentinierstraße and home to the Radiokulturhaus, was to be sold.

THE FOURTH DISTRICT has 31,691 inhabitants. The percentage of foreign nationals is 28.0%, and thus higher than the average in Vienna of 25.6%. At an average net income of \pounds 24,199 the district is well above the average for Vienna of \pounds 21,143. The average household size is 1.91 persons, which is less than the average for Vienna of 2.04 persons per housing unit.



31,691	RESIDENTS 2015		
16,921	MAIN RESIDENCES		
1.91	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+	2,308
MOVED (TUC	_	1,588
MIGRATI	ON BALANCE	+	720







SPECIAL FEATURES OF DISTRICT

WIEDEN IS A HIGHLY POPULAR DISTRICT, PRIMARILY ATTRACTING YOUNG CREATIVE PEOPLE WHO HAVE TURNED THE QUARTER INTO A VIBRANT, MODERN URBAN AREA.



The blocks around Südtiroler Platz have been enhanced by the construction of the new Vienna Central Station, and there still is potential for further development in this area. Its main attractions for home hunters include its vicinity to the Belvedere, the city centre, and Naschmarkt.

A quarter with many small shops, businesses, pubs, and restaurants has developed around the University of Technology, giving the area a distinct small-town flair.

SOUGHT-AFTER RESIDENTIAL AREAS



In this district, 193 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in 668.78 million.



WIMMERGASSE 21/STOLBERGGASSE 38/EHL IMMOBILIEN

1050 margareten

QUIET, URBAN, CREATIVE

MARGARETEN IS GRADUALLY LOSING its image of a traditional blue-collar district. Around Margaretenplatz, which is the main square of the district, Margareten is currently booming. As a vibrant arts scene and numerous start-ups were taking root there, many buildings were restored and upgraded, which has obviously resulted in higher prices for property around Margaretenplatz. Crossing the busy Reinprechtsdorfer Straße, which cuts through the district, one reaches its western part. With its long façades typical of social housing complexes, this area has retained its character as a residential district for blue-collar workers. However, the extension of the U2 underground line scheduled to begin in 2018 is expected to promote new development here. **WITH THE OPENING OF THE FIRST** public terrace park in Wiental near the Pilgramgasse U4 underground station, Margareten now has a new 1,000 m² recreational area, virtually floating above the Vienna River. Another two such parks, which are truly unique to Vienna, are being planned for the same area, and are bound to become landmarks of Vienna.

MARGARETEN counts 54,246 inhabitants. Of these, 33.2 % are foreign nationals, which is significantly above the average in Vienna of 25.6 %. At an average net income of \leq 18,952 the fifth district is well below the average for Vienna of \leq 21,143. There are 1.90 persons per average household, which is less than the average figure for Vienna.









SPECIAL FEATURES OF DISTRICT



FOR A LONG TIME, THE FIFTH DISTRICT WAS IN THE SHADOW OF WIEDEN, MARIAHILF, AND NEUBAU. GIVEN ITS CENTRAL LOCATION AND PROPERTY PRICES THAT ARE (STILL) BELOW THOSE OF OTHER DISTRICTS INSIDE THE GÜRTEL RING ROAD. MARGARETEN HAS SEEN UNPRECEDENTED DEMAND FOR HOUSING.

The streets around Margaretenplatz with the historic Schlossquadrat and area close to the fourth district, have for quite some time become very fashionable, and property there is in high demand. Interest in property closer to the Gürtel is, however, also on the up, not least due to the redevelopment of Vienna Central Station. While prices in these quarters are still lower than in the rest of the district, this is bound to change as demand is increasing.

We expect a surge in demand from 2018 when work on the extension of the U2 underground line is scheduled to start. This new line will extend along Pilgramgasse and the new Bacherplatz station towards Wienerberg.



SOUGHT-AFTER RESIDENTIAL AREAS

RENTED € 11.20/m² **OWNER-OCCUPIED** € 10.40/m² € 4,300/m² € 3,300/m² INVESTMENT PROPERTY € 1,150 to € 2,500/m²

In this district, 375 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in €76.12 million.



MARIAHILF

SANDWIRTGASSE 12/EHL IMMOBILIEN

COMMUNITY AND JOIE DE VIVRE

MARIAHILF IS THE SECOND SMALLEST district of Vienna, extending from Mariahilfer Straße to Gumpendorfer Straße. To the west, it reaches the Gürtel ring road. In the east, it extends to the well-known Naschmarkt, where redevelopment took five years while merchants were able to keep their stalls open. The project was completed in 2015. The renewal of Mariahilfer Straße has now also been completed, and the controversy about the new traffic layout has died down. What previously was just a shopping street, now is a vibrant urban centre where pedestrians, cyclists, and cars are given adequate space.

APART FROM SHOPPING, STROLLING and drinking coffee, for example, in the traditional Sperl coffee house, there is much more to do in Mariahilf. With the Theater an der Wien and the Raimund Theater, the district has a lot to offer in the fields of culture and entertainment

MARIAHILF is home to 31,000 people. The percentage of foreign nationals is 26.4 %, and thus slightly above the average in Vienna of 25.6 %. At an average net income of €22,505, people in the district earn more than the average for Vienna of€21,143. The average household size is 1.87 persons, which is much less than the average for Vienna of 2.04 persons per housing unit. \times



31,000	RESIDENTS 2015		
16,552	MAIN RESIDENCES		
1.87	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+ 2	2,285
MOVED C	DUT	_	1,663
MIGRATI	ON BALANCE	+	622







SPECIAL FEATURES OF DISTRICT



WITH THE NASCHMARKT IN THE SOUTH AND THE REDEVELOPED MARIAHILFER STRASSE IN THE NORTH, THE DISTRICT IS STILL ONE OF THE MOST SOUGHT-AFTER RESIDENTIAL AREAS INSIDE THE GÜRTEL RING ROAD.

The dispute concerning the renewal and partial pedestrianisation of Mariahilfer Straße has calmed down. The new traffic layout has, however, had some impact on micro locations.

As in the past, the most attractive areas of the district are still located around Naschmarkt and Getreidemarkt, and near Mariahilfer Straße. Certain streets closer to the Gürtel ring road are, however, also very popular with home hunters.

SOUGHT-AFTER RESIDENTIAL AREAS



HOUSING COSTS (PRICE/m²) RENTED FIRST OCCUPIED FIRST OCCUPANCY FIRST OCCUPANCY n/a *** OTHER € 3,200 / m²

In this district, 168 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in €48.63 million.



LINDENGASSE 60 - 62 / BUWOG GROUP

1070 neubau

THE HIP DISTRICT

THE SEVENTH DISTRICT is the established focal point of a young, creative scene, and known as the centre of alternative culture in Vienna. Apart from the Volkstheater steeped in tradition, Neubau is home to the MuseumsQuartier, one of the world's largest cultural spaces. Its courtyard is famous for its "Enzis" – colourful seats and loungers that attract young, urban people who wish to meet outside pubs or restaurants in a public space. Shoppers flock to Neubaugasse and the Spittelberg area with its many attractive boutiques, which are a counterpoint to the hectic shopping atmosphere of Mariahilfer Straße. Young designer outlets and fair trade shops represent the unique lifestyle that dominates the district.

THE SEVENTH DISTRICT OF VIENNA is a densely populated area, having only 2.7 per cent of green spaces. New residential projects are very rare, as there is simply no space for new developments.

THE SEVENTH DISTRICT has 31,291 inhabitants. The percentage of foreign nationals is 26.4 %, and thus slightly higher than the average in Vienna of 25.6 %. At an average net income of \pounds 23,505, the Neubau district is above the average for Vienna of \pounds 21,143. The average house-hold size is 1.82 persons, which is less than the average for Vienna of 2.04 persons per housing unit.



31,291	RESIDENTS 2015		
17,408	MAIN RESIDENCES		
1.82	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+	2,370
MOVED C	DUT	_	1,673
MIGRATI	ON BALANCE	+	697





SPECIAL FEATURES OF DISTRICT

THE SOHO OF VIENNA IS PARTICULARLY POPULAR WITH YOUNG, CREATIVE URBAN DWELLERS.



The seventh district is a built-up area, with few new developments, and property prices are therefore quite high. Loft conversions and similar undertakings are virtually the only ways to obtain additional living space.

However, the attraction of the district has not faded, and people are still very keen to live and work there. Many entrepreneurs have started their businesses in the district, enjoying the small-town atmosphere that characterises the area.

Among the most sought-after quarters are Spittelberg and the adjacent museum quarter close to the city centre.



SOUGHT-AFTER RESIDENTIAL AREAS

HOUSING COSTS (PRICE/m²)RENTED
FIRST OCCUPANCY
OTHER $\in 12.70/m²$
 $\in 10.80/m²$ OWNER-OCCUPIED
FIRST OCCUPANCY
OTHER $\in 12.70/m²$
 $\in 10.80/m²$ FIRST OCCUPANCY
OTHER $\in 5,600/m²$
 $\in 4,200/m²$ $\in 1,500 \text{ to } \in 3,600/m²$

In this district, 251 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in 82.24 million.



JOSEFSTADT

BLINDENGASSE 15/EHL IMMOBILIEN

ELEGANT AND IN HIGH DEMAND

JOSEFSTADT is the smallest district of Vienna. The traditional middle-class quarter is also very popular with students. Home to the Theater in der Josefstadt, the district is characterised by 19th-century residences and traditional coffee houses. The atmosphere in Josefstadt between the Gürtel ring road and the former number 2 tram line, is tranquil and unhurried. While the population of Josefstadt is becoming younger, little else has changed in this charming district, not least due to the lack of suitable building sites. New construction projects are rare, and given the built-up nature of the district, often difficult to realise. As there are very few public green spaces in Josefstadt, a campaign is under way to open the gardens of the Palais Strozzi at Josefstädter Straße to the public. **JOSEFSTADT** currently has 24,518 residents. The percentage of foreign nationals is 26.9 %, and thus above the average in Vienna of 25.6 %. At an average net income of &23,590, people in the eighth district earn more than the average for Vienna of &21,143. The average household size is 1.92 persons, which is less than the average for Vienna of 2.04 persons per housing unit.

70.0% BUILT-UP 28.1% TRAFFIC

WATER

1.9 % 0.0 %

DEMOGRAPHIC FACTS



USAGE

24,518	RESIDENTS 2015		
12,953	MAIN RESIDENCES		
1.92	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+	3,566
MOVED C	TUC	_	2,987
MIGRATI	ON BALANCE	+	579



SPECIAL FEATURES OF DISTRICT



SMALL, QUIET AND URBAN - THE PERFECT MIX

While very few new homes have been built in Josefstadt over the past decades, property in the district is still in high demand.

The areas close to the city centre are obviously the most attractive ones, with prices dropping slightly the further away one moves from the centre. The price difference between the most sought-after streets and less popular quarters near the Gürtel ring road is, however, not very marked, which is in contrast to other districts in Vienna that border the Gürtel.

Josefstadt is among the city's districts that have seen few new developments, and where new living space is primarily created by building upwards and through loft conversions.

SOUGHT-AFTER RESIDENTIAL AREAS



In this district, 104 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \leq 31.16 million.



ALSERGRUND

KOLINGASSE 19/EHL IMMOBILIEN

ACADEMIC QUARTER

THE NINTH DISTRICT OF VIENNA has been an attractive residential area for many decades. Home to many university faculties, hospitals such as the former Vienna General Hospital and the Medical University, the district is famous for its vibrant night life primarily aimed at students. Some buildings of the former University of Economics and Business have been taken over by the University of Natural Resources and Life Sciences, BOKU, while other parts of the complex near Spittelau will be demolished this year to make way for new apartment blocks. The Bank Austria building near Franz Josef Station is also to be redeveloped, and the proposed project includes residential units. Over time, the charm of Alsergrund, a district extending from Strudelhofstiege and the Votive Church to the WUK arts centre and the waste incineration plant designed by Hundertwasser, is bound to attract even more people. Its inhabitants enjoy excellent public transport connections, as all areas of the district are well served by underground lines, not to speak of the upgrading of the U5 underground line.

ALSERGRUND is home to 40,882 people. The percentage of foreign nationals is 28.7 %, and thus above the average in Vienna of 25.6 %. At an average net income of &22,703 people in the ninth district earn more than the average for Vienna of &21,143. There are 1.86 persons per average household, which is less than the average for Vienna of 2.04 persons per housing unit.











SPECIAL FEATURES OF DISTRICT

THE NINTH DISTRICT HAS ALWAYS BEEN THE STUDENT QUARTER OF VIENNA.

Its most popular residential areas are located around the university campus near the former Vienna General Hospital and the university main building at Schottentor, and extending to Alserbachstraße in the north.

Following the relocation of the University of Economics and Business to the Prater site, and as other factories have moved out of the city, a large site has become available for urban development in the north of the ninth district. The projects envisaged will offer a mix of residential units, restaurants, hotels, offices, and retail outlets.

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SOUGHT-AFTER RESIDENTIAL AREAS



In this district, 188 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 58.71 million.



GOMBRICHGASSE 3 / BUWOG GROUP

1100 favoriten

MASSIVE GROWTH

FAVORITEN is the most densely populated district of Vienna – and still growing. By 2019, the population of the tenth district is expected to rise to 200,000 people. In this traditional blue-collar district, new homes are being built behind Vienna Central Station. The new quarters to be built there are known as Sonnwendviertel and Quartier Belvedere, scheduled for completion in 2021. Both developments include a number of exciting projects: In 2016, the Skytower, a modern residential high-rise building is to be completed. People have already moved into their apartments in the Erste Campus buildings, and the first stage of the Sonnwendviertel with a total of 5,500 housing units has also been handed over to the new residents. One of the main attractions for locals and visitors alike will be the Helmut

Zilk Park. Extending across the entire quarter and covering an area of about ten football pitches, this green space is scheduled for completion in 2017.

DEVELOPMENT in Favoriten will also be promoted by the extension of the U1 underground line to Oberlaa and the new U2 line to Matzleinsdorfer Platz.

THE TENTH DISTRICT is home to 189,713 people. Of these, 30.8% are foreign nationals, which is higher than the average in Vienna of 25.6%. At an average net income of \in 18,340, the district is far below the average for Vienna of \in 21,143. The average household size is 2.11 persons, which is above the average for Vienna of 2.04 persons per housing unit.



189,713	RESIDENTS 2015	
90,079	MAIN RESIDENCES	
2.11	PERSONS/HOUSEHOLD 2015	
MOVED IN		+ 10,571
MOVED OUT		- 8,066
MIGRATION BALANCE		+ 2,505







SPECIAL FEATURES OF DISTRICT



IN THE MOST POPULOUS DISTRICT OF VIENNA, THE NEW VIENNA CENTRAL STATION WITH REGIONAL, NATIONAL AND INTERNATIONAL CONNECTIONS WAS OFFICIALLY OPENED IN DECEMBER 2015.

Around 150,000 commuters use Vienna Central Station daily to travel to and from work. Over the past few years, the area around the railway station has seen a boom in construction that will continue into the near future, as the district had some catching-up to do.

Given the high demand for housing and the relatively large number of sites available, urban planners are keen to explore new development opportunities in Favoriten. Monte Laa, Sonnwendviertel, Quartier Belvedere, Viola Park, and many other smaller developments will provide housing for large numbers of people.

Thanks to the extension of the U1 underground line to Oberlaa and the upgrading of the U2 line to Matzleinsdorfer Platz (and subsequently to Wienerberg), Favoriten will be connected even more closely to the city centre, which will bring new development opportunities to the area.

SOUGHT-AFTER RESIDENTIAL AREASU1 EXTENSION

HOUSING COST	S (PRICE/m²)	RENTED FIRST OCCUPANCY	€ 10.00 /m²
OWNER-OCCUPIED		OTHER	€ 8.50/m²
FIRST OCCUPANCY	€ 3,250/m²		
OTHER	€ 2,150/m²	INVESTMENT PROPERTY	€ 850 to € 1,550/m²

In this district, 484 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \notin 74.02 million.



SIMMERING

ROSA-JOCHMANN-RING 2-4/BUWOG GROUP

GREEN AND UPCOMING

AROUND 40 PER CENT OF SIMMERING ARE GREEN SPACES, which is well above the average for the city or any urban district in Europe. Apart from nurseries and horticultural businesses, large parts of the district consist of alluvial forests and the heath of Simmeringer Haide.

SIMILAR TO THE NEIGHBOURING DISTRICT of Favoriten, Simmering used to be home to many factories and still features many social housing estates dating from the 1920s and 1930s when the city government decided to amalgamate the municipalities of Simmering, Kaiserebersdorf, and Albern. Simmering is well-known for Vienna Central Cemetery, Austria's largest graveyard, and the Schloss Neugebäude palace, a delightful

Renaissance building open to visitors on guided tours and a popular venue for all types of events. In 2015, the large-scale Mautner-Markhof-Gründe project was completed. On the site of a former mustard and vinegar factory extending over some seven hectares, 900 apartments were built, attracting young professionals to Simmering.

THE ELEVENTH DISTRICT OF VIENNA has 95,198 inhabitants. The percentage of foreign nationals is 23.7 %, lower than the average in Vienna. At an average net income of (19,498), people in Simmering earn below the average for Vienna. The average household size is 2.16 persons, which is more than the average for Vienna of 2.04 persons per housing unit. \times



RESIDENTS 2015		
MAIN RESIDENCES		
PERSONS/HOUSEHOLD 2015		
MOVED IN		4,239
MOVED OUT		3,352
MIGRATION BALANCE		887
	MAIN RESIDENCES PERSONS/HOUSEHOLD 2015 N DUT	MAIN RESIDENCES PERSONS/HOUSEHOLD 2015 N + DUT -






SPECIAL FEATURES OF DISTRICT



FOR MANY YEARS, PROPERTY PRICES IN SIMMERING HAVE BEEN RELATIVELY STABLE, INCREASING AT A MUCH SLOWER RATE THAN IN OTHER URBAN DISTRICTS.

Simmering is still dominated by subsidised housing. In certain micro locations, especially near Simmeringer Hauptstraße and the U3 underground line, young urban people have set up home, rejuvenating the district, which will have positive effects on the property market. Relatively affordable prices have made Simmering a popular option for tenants.



SOUGHT-AFTER RESIDENTIAL AREAS



In this district, 264 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 51.62 million.



SAGEDERGASSE 21/BUWOG GROUP

1120 meidling

CHARMING SOUTH-WEST

MEIDLING still has areas with a distinct village character and detached houses, especially around the Baroque Schloss Hetzendorf palace. Near the Gürtel ring round and the Vienna River valley, however, there are densely populated built-up areas. The heart of the district is Meidlinger Hauptstraße, a lively shopping street that has been partly redeveloped and is becoming ever more popular with pedestrians. Additional road sections in this area are scheduled for renewal.

ON MEIDLINGER ROSENHÜGEL, a hill located between the southwest cemetery and Emil-Behring-Weg, there is the urban renewal site of Wildgarten. On an area of around eleven hectares, the planners have proposed to build approximately 1,100 apartments, including 100 new social housing units for 2,300 people. A team of architects from Spain has won the European competition and their idea of a "Gartenstadt 2.0" is now being implemented. Construction will begin in 2016, and the completion of the project is scheduled for 2022.

MEIDLING has 92,229 residents. The percentage of foreign nationals is 29.0 %, and thus higher than the average in Vienna of 25.6 %. At 6 18,983, the average net income in Meidling is below the average for Vienna of $\Huge{6}$ 21,143. With 2.03 persons per household, the district represents the average of Vienna.



979
519
460





SPECIAL FEATURES OF DISTRICT



AS WAS THE CASE IN THE PAST FEW YEARS, MEIDLING WILL BENEFIT FROM NUMEROUS LARGE-SCALE RESIDENTIAL CONSTRUCTION PROJECTS. Thanks to its vicinity to a number of recreational amenities, shopping streets (Meidlinger Hauptstraße), and the excellent public traffic infrastructure with underground lines and suburban transport stations, Vienna's twelfth district is an attractive residential area for families and singles alike.

Compared with neighbouring districts, property prices in Meidling are in the mid-range segment. This makes the area particularly attractive to investors.

Train connections to other regions of Austria and neighbouring European countries from Meidling railway station are another plus for the district.

SOUGHT-AFTER RESIDENTIAL AREAS



In this district, 507 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \notin 97.10 million.



13(

HIETZING

PREHAUSERGASSE 28/EHL IMMOBILIEN

LIVING LIKE EMPERORS

IT WAS EMPRESS MARIA THERESIA who made Hietzing the most sought-after district in Vienna. Her decision to move the court to Schönbrunn during the summer months led many nobles and officials to relocate there, turning the former wine-growing village into a prestigious residential area.

INCLUDING THE PARK OF SCHÖNBRUNN PALACE, the Lainzer Tiergarten zoo, Roter Berg, and parts of the Vienna Woods, more than 70 per cent of Hietzing are recreational areas open to the public. This makes the 13th district the greenest in Vienna. Modern Hietzing was formed by amal-

gamating the villages of Hietzing, Unter St. Veit, Ober St. Veit, Hacking, Lainz, and Speising. Its architecture ranges from typical social housing blocks, the Werkbund estate designed in the Bauhaus style, and magnificent period residences.

HIETZING is home to 52,115 people. The percentage of foreign nationals is 15.8%, which is very low for Vienna. At an average net income of \in 27,604, people in the 13th district earn well above the average for Vienna. The average household size is 1.99 persons, which is less than the average for Vienna of 2.04 persons per housing unit.



52,115	RESIDENTS 2015		
26,401	MAIN RESIDENCES		
1.99	PERSONS/HOUSEHOLD 2015		
MOVED II	N	+	2,043
MOVED C	TU	_	1,611
MIGRATI	ON BALANCE	+	432





SPECIAL FEATURES OF DISTRICT

Lainzer Tiergarten

S Wolf in der Au

Ober St. Veit

SU Hütteldorf

U Ober St. Veit

U Unter St. Veit

PEOPLE LOOKING FOR A SUBURBAN LIFESTYLE AND TRANQUILLITY ARE ATTRACTED TO THE 13TH DISTRICT.

Hietzing is well-known for its large green spaces and numerous recreational amenities such as the zoo of Lainzer Tiergarten, and its small-town charm. Property in and around Althietzing is particularly sought after, as residents enjoy an excellent public transport infrastructure that takes them to the city centre, while Schönbrunn Palace is close by.

A number of new projects have recently been completed along the city's western access road. Most units were sold as investment properties. Families generally prefer the area around Lainzer Tiergarten and quarters near the woods of Napoleonwald.



SOUGHT-AFTER RESIDENTIAL AREAS

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U Hietzing

Schönbrunn

Lainzer Straße

SPreyergasse/Speising Grünbergstraße

In this district, 313 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \notin 94.45 million.





FRESH BREEZE FROM THE WEST

PENZING incorporates the five former municipalities of Penzing, Breitensee, Baumgarten, Hütteldorf, and Hadersdorf-Weidlingau. Hütteldorf is the part known best, as it is from there that people travelling to Lower Austria take the train, and its Gerhard Hanappi Football Stadium has become the landmark of the district. The venue is currently being redeveloped and will open its doors again in the summer of 2016, re-branded as Allianz Stadion.

PENZING IS VIENNA'S FIFTH LARGEST DISTRICT and its green spaces cover nearly 60 per cent of the total area, making Penzing the second greenest district of the city. Nearly half of Penzing forms part of the Vienna Woods. The recreational area of Hohe Wand with its ski lifts, floodlit slopes, and summer toboggan run attracts visitors from all over the city.

THE 14TH DISTRICT is home to 89,303 people. The percentage of foreign nationals is 21.6 %, which is lower than the average in Vienna of 25.6 %. At an average net income of \notin 22,388, people in Penzing earn slightly more than the average for Vienna of \notin 21,143. The average house-hold size is 2 persons, which is just below the average for Vienna of 2.04 persons per housing unit.



89,303	RESIDENTS 2015	
44,883	MAIN RESIDENCES	
2.0	PERSONS/HOUSEHOLD 2015	
MOVED IN	N + 3,900	
MOVED C	OUT – 3,028	
MIGRATION BALANCE + 872		





Baumgartner Wald

SWeidlingau Hadersdorf

Wolf in der Au Linzer Straße

U Ober St. Veit

Hadikgasse



U Johnstraße

S Breitensee

S Penzing

U Hietzing Schönbrunn

THE 14TH DISTRICT IS VERY HETEROGENEOUS IN CHARACTER, EXTENDING FROM THE BUSY BUILT-UP AREAS NEAR THE GÜRTEL RING ROAD TO THE SLOPES OF THE VIENNA WOODS.

While quarters closer to the city centre are dominated by small apartments (ideal pension investments), the areas further away from the centre mainly attract families. Like many other outer city districts of Vienna, Penzing is very popular with people looking for affordable property, as prices there are still at a medium level.



SOUGHT-AFTER RESIDENTIAL AREAS



Hütteldorfer Straße

In this district, 435 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 111.15 million.



1150

RUDOLFSHEIM FÜNFHAUS TALGASSE 5/EHL IMMOBILIEN

DIVERSITY AND CHANGE

RUDOLFSHEIM-FÜNFHAUS is a traditional blue-collar district. As many immigrants have settled here, the area has undergone huge changes and is now known for its multicultural community. Around Reindorfgasse, planners have decided to renovate 24 apartment blocks and a vibrant arts scene has established itself, taking over empty commercial premises. This revival has rescued the traditional market of Schwendermarkt, which had been in steep decline. In 2015, the market square was completely revamped and half of the market stalls were reallocated to different traders. As rents and property prices in the district are still reasonably affordable, many young families as well as urban singles have moved to the area.

IN 1958, RUDOLFSHEIM-FÜNFHAUS saw the official opening of Austria's largest events complex known as Wiener Stadthalle, a venue for concerts, major sports events, shows as well as AGMs and other corporate events.

RUDOLFSHEIM-FÜNFHAUS has 76,320 inhabitants. The percentage of foreign nationals is 38.5%, the highest in Vienna. At an average net income of $\leq 16,799$, people in Fünfhaus earn well below the average for Vienna of $\leq 21,143$. The average household size is 2 persons, which is just below the average for Vienna of 2.04 persons per housing unit.



76,320	RESIDENTS 2015		
38,569	MAIN RESIDENCES		
2.0	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+ 6,763	3
MOVED (TUC	- 4,544	ļ
MIGRATION BALANCE + 2,219)
MOVED (DUT	- 4,544	Í







SPECIAL FEATURES OF DISTRICT

THE URBAN DISTRICT OF RUDOLFSHEIM-FÜNFHAUS IS WELL SERVED BY PUBLIC TRANSPORT, NOT LEAST DUE TO ITS VICINITY TO THE WESTBAHNHOF RAILWAY STATION.

The vibrant shopping street of Mariahilfer Straße, the main thoroughfare of the district, makes local shopping easy.

Over the past few years, the 15th district has seen many restoration projects as existing buildings were upgraded. It is expected that there will be an increase in new development projects along the western access road and in areas with good underground connections.



RENTED HOUSING COSTS (PRICE/m²) € 10.60/m² **OWNER-OCCUPIED** € 9.50/m² € 3,350/m² € 2,400/m² INVESTMENT PROPERTY € 900 to € 1,650/m²

In this district, 317 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of € €50.11 million.





JOHANN STAUD STRASSE 21-23/EHL IMMOBILIEN

1160 ottakring

MIX AND MATCH

THE 16TH DISTRICT OF VIENNA consists of the former municipalities of Ottakring and Neulerchenfeld. The area is characterised by increased urbanisation and a multicultural community. Only a few years ago, the traditional market square of Brunnenmarkt between Thaliastraße and Ottakringer Straße was a sorry sight with derelict buildings and empty shops. Thanks to a successful urban renewal and renovation programme, the market is now one of the most popular in Vienna.

OTTAKRING IS CHARACTERISED BY DIVERSITY: near the Gürtel ring road, it is heavily built-up, and there are still a few industries such as the Ottakring brewery and the Julius Meinl coffee roasting company that remind us of the former industrial character of the area. On the other hand, Ottakring also features quiet residential quarters with nice detached houses and period residences, for instance at Wilhelminenberg.

THE 16TH DISTRICT OF VIENNA has 100,738 inhabitants. The percentage of foreign nationals is 32.6%, much higher than the average in Vienna of 25.6%. At \in 18,733, the average net income in Ottakring is below the average for Vienna of \in 21,143. The average household size is 2 persons, which is just below the average for Vienna of 2.04 persons per housing unit.



100,738	RESIDENTS 2015	
50,792	MAIN RESIDENCES	
2.0	PERSONS/HOUSEHOLD 2015	
MOVED II	N	+ 6,539
MOVED C	DUT	- 4,274
MIGRATION BALANCE + 2,265		





SPECIAL FEATURES OF DISTRICT

IN LINE WITH OTHER DISTRICTS IN THE WEST OF THE CITY, OTTAKRING IS CHARACTERISED BY MIDDLE-CLASS RESIDENTIAL AREAS ALONG THE HILLS OF THE VIENNA WOODS, WHILE QUARTERS TO THE EAST NEAR THE GÜRTEL RING ROAD ARE HOME TO MANY IMMIGRANTS. While the infrastructure and the quality of the building stock is comparable with that of the 14th, 17th, and 18th districts, rents and property prices are still much lower. The streets around Brunnenmarkt/Yppenplatz are popular among young people who enjoy the vibrancy of this multicultural quarter. As a consequence, prices are on the up.



In this district, 429 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in €83.79 million.



HERNALS

SCHUMANNGASSE 110/EHL IMMOBILIEN

GREEN YET CLOSE TO THE CENTRE

HERNALS IS THE THIRD GREENEST DISTRICT OF VIENNA. The green spaces primarily consist of parts of the Vienna Woods and the hills of Heuberg, covering around 53 per cent of the district's area. Residents of this established suburb consisting of the areas of Hernals, Dornbach, and Neuwaldegg name the large recreational areas and the vicinity of the district to the city centre as the main advantages of Hernals. To the west, Hernals still has the charm of a village with many detached homes and residential properties. Closer to the Gürtel ring road, we primarily find apartment blocks and social housing estates.

MAJOR CHANGES are likely to follow the extension of the U5 underground line, scheduled to start from 2018. At the moment, only the track between Karlsplatz and the former Vienna General Hospital has been decided upon, but a further extension towards Elterleinplatz in Hernals is under discussion.

HERNALS has 55,628 inhabitants. The percentage of foreign nationals is 30.4%, and thus above the average in Vienna of 25.6%. At \in 19,642, the average net income of people in the 17th district is below the average for Vienna of €21,143. The average household size is 2.03 persons, which is about the average for Vienna of 2.04 persons per housing unit. \times



RESIDENTS 2015		
MAIN RESIDENCES		
PERSONS/HOUSEHOLD 2015		
N	+ (3,829
UT	- 2	2,590
MIGRATION BALANCE + 1,239		
	MAIN RESIDENCES PERSONS/HOUSEHOLD 2015 N DUT	MAIN RESIDENCES PERSONS/HOUSEHOLD 2015 N + 2 DUT - 2







DUE TO ITS DIVERSITY, HERNALS HAS ALWAYS BEEN A HIGHLY POPULAR DISTRICT. APARTMENTS IN THE URBAN QUARTERS NEAR THE GÜRTEL RING ROAD AND THE DETACHED HOMES NEAR THE VIENNA WOODS AND THE RECREATIONAL AREAS HEUBERG AND SCHAFBERG ARE HIGHLY SOUGHT AFTER.

Cultural venues such as the Metropol, and recreational green spaces are valued assets appreciated by home hunters. Residential development projects are currently under way near the Gürtel ring road and the more suburban areas of the district. While the first primarily target investors, the second is aimed at attracting owner-occupiers. And there is strong demand for both types of properties.



SOUGHT-AFTER RESIDENTIAL AREAS



U Alser Straße

Neuwaldegg

Heuberg

Schafberg

Alszeile

Hernalser Hauptstraße

Wattgasse

Dornbach

In this district, 299 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in 66.67 million.



SCHULGASSE 54/EHL IMMOBILIEN

1180 währing

SETTLING DOWN

THE IMAGE OF WÄHRING AS AN upmarket suburb is mainly due to the character of the Cottage quarter, a quiet area located around Türkenschanzpark and Hasenauerstraße with splendid period residences and a large number of ambassadors' residences. Its main attractions are the many parks, the picturesque Türkenschanzpark in the Cottage quarter, Währinger Park near the Gürtel ring road, and the palace grounds of Schloss Pötzleinsdorf palace on Schafberg, a hill that marks the boundary between Hernals and Währing.

WÄHRING IS ALSO HOME to the Semmelweis Women's Clinic named after the renowned physician Ignaz Semmelweis, who came up with a so-

lution to reduce the mortality of women in obstetric clinics. In 2016, the hospital will relocate from Währing to the site of the North Hospital in Floridsdorf.

THE 18TH DISTRICT is home to 49,178 people. The percentage of foreign nationals is 25.1 %, and thus just below the average in Vienna of 25.6 %. At @ 24,164, the average net income in Währing is above the average for Vienna of € 21,143. The average household size is 1.94 persons, which is less than the average for Vienna of 2.04 persons per housing unit.

55.7% BUILT-UP
17.0% TRAFFIC
27.3% GREEN
0.0% WATER



RESIDENTS 2015	
MAIN RESIDENCES	
PERSONS/HOUSEHOLD 2015	
N	+ 3,146
DUT	- 2,113
MIGRATION BALANCE	
	N DUT





SPECIAL FEATURES OF DISTRICT

WÄHRING IS A TRADITIONAL UPMARKET SUBURB, WITH SPLENDID PERIOD RESIDENCES IN AREAS BORDERING HIETZING AND DÖBLING. Despite its large green spaces such as Türkenschanzpark, the district is well connected to the city centre and the Gürtel ring road, which makes it a highly sought-after residential area, even in micro locations near the Gürtel. The high demand is reflected in property prices, which are generally higher than in most other districts of the city.



In this district, 260 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in €87.57 million.



PFARRWIESENGASSE 23/BUWOG GROUP

1190 döbling

A PRESTIGIOUS ADDRESS

DÖBLING IS PART OF A NUMBER OF upmarket residential areas that surround the city of Vienna. Located in the north-west of the city centre, the district is an amalgamation of ten former municipalities. Döbling is a popular destination for day-trippers and hikers who want to explore the trails of Hermannskogel and Kahlenberg. On the other hand, traditional wine taverns attract locals and tourists looking for a good time. Wine production has a long tradition in Döbling, and the district's coat of arms is a golden bunch of grapes.

WHILE THE 19TH DISTRICT OF VIENNA is primarily known as an exclusive residential areas, its population is rather more balanced in struc-

ture as there are also many social and cooperative housing estates. Karl-Marx-Hof on Heiligenstädter Straße is probably the best known municipal housing project in Vienna. Steeped in history, its front extends over more than a kilometre, making it the longest tenement complex in the world.

DÖBLING has 69,999 residents. The percentage of foreign nationals is 20.4 %, which is less than the average in Vienna of 25.6 %. At \leq 25,803, the average net income of people in the 19th district is well above the average for Vienna of \leq 21,143. The average household size is 1.97 persons, which is less than the average for Vienna of 2.04 persons per housing unit.



69,999	RESIDENTS 2015		
35,959	MAIN RESIDENCES		
1.97	PERSONS/HOUSEHOLD 2015		
MOVED I	N	+	3,201
MOVED (DUT	_	2,592
MIGRATI	ON BALANCE	+	609





SPECIAL FEATURES OF DISTRICT



THE 19TH DISTRICT REMAINS THE MOST SOUGHT-AFTER AREA OF VIENNA. DESPITE ITS IMAGE, DÖBLING HAS A BALANCED MIX OF HOUSING STOCK, WITH LARGE SOCIAL HOUSING BLOCKS ALONG HEILIGENSTÄDTER STRASSE AND PRESTIGIOUS PERIOD RESIDENCES FURTHER AWAY FROM THE CENTRE.

All micro locations in Döbling enjoy very high demand. Towards the eastern boundary of the 19th district, to the north and south of Gunoldstraße, the new urban quarter of Muthgasse is currently being constructed. The site ticks all the boxes for innovative, high-quality urban expansion, offering a good mix of residential and commercial property. The MODUL tourism college is planned to relocate to this new quarter, further enhancing a project which is to feature a good network of footpaths and cycle paths, ample green spaces, and public amenities.



SOUGHT-AFTER RESIDENTIAL AREAS

HOUSING COST	S (PRICE/m²)	RENTED FIRST OCCUPANCY	€ 12.70 /m²
OWNER-OCCUPIED		OTHER	€ 10.80/m ²
FIRST OCCUPANCY	€ 5,950/m²		
OTHER	€ 3,950/m²	INVESTMENT PROPERTY	€ 1,800 to € 4,500/m²

In this district, 662 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 387.38 million.





JÄGERSTRASSE 58C+E/RAFFAELGASSE 25+27/ EHL IMMOBILIEN

1200 Brigittenau

ISLAND LIVING

BRIGITTENAU shares the "island" between the Danube and the Danube canal with the neighbouring Leopoldstadt district. Around 20.7 per cent of the district's area consists of waterways. Given that the district offers great public transport connections and the city centre is within walking distance, Brigittenau is an extremely popular residential area with affordable rents.

OVER THE NEXT FEW YEARS, the 20th district will see a huge increase in population, which will pose a number of challenges. On the 44-hectare site of the former Nordwestbahnhof railway station, a brand new urban quarter is to be built, to be completed by 2025. Construction work will commence in 2017. The project offers housing units for 12,000

people. New commercial premises to be erected on the former goods yard are to offer 5,000 local jobs. With these developments, Brigittenau will see a huge increase in population at a rate that is only topped by the Donaustadt district.

THE 20TH DISTRICT has a population of 85,525. The percentage of foreign nationals is 33.6%, and thus much higher than the average in Vienna of 25.6%. At an average net income of \in 17,861, the district is far below the average for Vienna of \in 21,143. With 2.04 persons per household, the district represents the average of Vienna. \times



+ 5,511
- 3,761
+ 1,750









SPECIAL FEATURES OF DISTRICT

DUE TO ITS ATTRACTIVE LOCATION BETWEEN THE DANUBE CANAL AND THE DANUBE RIVER, RESIDENTS OF BRIGITTENAU FIND NATURE AND MANY RECREATIONAL AMENITIES ON THEIR DOORSTEP.

Given its vicinity to the second district, Brigittenau is within walking distance of the city centre. It therefore comes as no surprise that Brigittenau is attracting many home hunters who wish to live close to the city centre without having to pay city centre rents.

Rents and sales prices for the highly sought-after properties around Augarten have, however, already reached the level of prices in the second district.



SOUGHT-AFTER RESIDENTIAL AREAS

HOUSING COSTS (PRICE/m²)RENTED
FIRST OCCUPANCY
OTHER $\in 10.20/m²$
 $\in 9.20/m²$ OWNER-OCCUPIED
FIRST OCCUPANCY
OTHER $\in 3,500/m²$
 $\in 2,150/m²$ E 3,500/m²
 $\in 2,150/m²$ E 3,500/m²
 $E 850 to <math>\in 1,650/m²$

In this district, 626 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 158.77 million.



1210

FLORIDSDORF

TOELLERGASSE 3/BUWOG GROUP

LIVING NEAR THE WATER

FLORIDSDORF EXTENDS FROM THE NORTHERN BANK of the Danube to the slopes of Bisamberg. The district of Floridsdorf was established with the incorporation of a group of villages into the city of Vienna in 1905. Stammersdorf and Strebersdorf have retained some of their village character with vintner's houses and picturesque cellar lanes. This is in contrast to areas such as Leopoldau, a green-field estate with 10,000 housing units built by the city. At the heart of the district, there is Floridsdorfer Spitz where apartment blocks have recently been refurnished to a high standard.

FOR SOME TIME, THE NORTHERN DISTRICTS OF VIENNA lacked adequate health services. This will all change by the end of 2017 when the new North Hospital is to open its doors. With around 800 beds, the North Hospital will greatly enhance the city's hospital infrastructure.

FLORIDSDORF is home to 151,844 people. The percentage of foreign nationals is 18.5 %, and thus clearly lower than the average in Vienna of 25.6 %. At \leq 21,104, the average net income in the district is roughly at par with the average for Vienna of \leq 21,143. The average household size is 2.11 persons, which is above the average for Vienna of 2.04 persons per housing unit.



151,844	RESIDENTS 2015	
72,237	MAIN RESIDENCES	
2.11	PERSONS/HOUSEHOLD 2015	
MOVED II	N	+ 4,906
MOVED C	DUT	- 4,124
MIGRATION BALANCE + 782		







SOUGHT-AFTER RESIDENTIAL AREAS

SPECIAL FEATURES OF DISTRICT

FLORIDSDORF IS AMONG THE DISTRICTS THAT HAVE SEEN A SIGNIFICANT SURGE IN POPULARITY OVER THE PAST FEW YEARS.

This is primarily due to the many new developments and urban renewal projects that have been undertaken in the area. Especially attractive is the area around Am Spitz with its excellent transport infrastructure, both private and public transport. Equally popular are locations around the Alte Donau, where demand is particularly high for freehold property.

The 21st district has a great potential for growth, not least due to the completion of the new North Hospital, scheduled for 2017. The new clinic will replace the Floridsdorf Hospital, the Semmelweis Women's Clinic, and the Gersthof Orthopaedic Clinic. Its extensive green spaces with water and grassland will enhance the district.

HOUSING COS	TS (PRICE/m²)	RENTED FIRST OCCUPANCY	€ 10.20/m²
OWNER-OCCUPIED FIRST OCCUPANCY	€ 3,350/m²	OTHER	€ 9.60/m²
OTHER	€ 2,150/m²	INVESTMENT PROPERTY	€ 700 to € 1,250/m²

In this district, 1,584 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 509.02 million.



1220

DONAUSTADT

OTTERWEG 19/BUWOG GROUP

MODERN AND EXPANDING

DONAUSTADT IS THE LARGEST DISTRICT OF VIENNA, covering nearly a quarter of the city's area. The 22nd district with its high-rise buildings of Donau City represents the contemporary city of Vienna. In 2014, the 250 metre high DC Tower, the highest skyscraper in Austria, was completed. At the edge of Marchfeld, on the site of the former Aspern airfield, the largest urban expansion project in Europe, known as Aspern Urban Lakeside, is under way. Following an architecture competition, the planners have decided that the development should include a lake at its centre and a ring road. On an area that is as large as the seventh and eighth districts together, the authorities have authorised the construction of 10,500 housing units by 2028. In addition, the same number of jobs is to be created in Donaustadt. The planners behind Aspern Urban Lakeside were determined to make sure that the new development was not to turn into a dormitory suburb, but a vibrant urban quarter with local amenities, schools, cultural venues, leisure facilities, and sports grounds.

DONAUSTADT has 172,978 residents. The percentage of foreign nationals is 15.8 %, and thus clearly below the average in Vienna of 25.6 %. At an average income of 22,830, residents in Donaustadt earn more than the average in Vienna. The average household size is 2.23 persons, which is more than the average for Vienna of 2.04 persons per housing unit.



172,978	RESIDENTS 2015		
78,086	MAIN RESIDENCES		
2.23	PERSONS/HOUSEHOLD 2015		
MOVED IN		+ 5,090	
MOVED OUT		- 4,272	
MIGRATION BALANCE		+ 818	









SOUGHT-AFTER RESIDENTIAL AREAS

SPECIAL FEATURES OF DISTRICT

THANKS TO THE ABUNDANCE OF SPORTS AND LEISURE FACILITIES AND THE UNSPOILT RECREATIONAL AREAS ALONG ALTE DONAU, DONAUSTADT IS A VERY POPULAR DISTRICT – FOR FAMILIES AND YOUNG SINGLES ALIKE.

Even before the Aspern Urban Lakeside project was given the goahead, Donaustadt saw a lot of construction activity, especially along the U1 underground line near Wagramer Straße. City Gate is just one example of a successful project where an entire new quarter was built on a green field site. The district will be given another major boost by the multifunctional Aspern Urban Lakeside with several thousand housing units, parks, schools and colleges as well as commercial premises. The overall project is scheduled for completion in 2028, but the first residents have already moved in.

HOUSING COSTS (PRICE/m²)RENTED
FIRST OCCUPANCY $\in 10.20/m²$
 $\in 9.30/m²$ OWNER-OCCUPIED
FIRST OCCUPANCY
OTHER $\in 3,550/m²$
 $\in 2,550/m²$ OTHER $\in 650 \text{ to } (1,200/m²)$

In this district, 1,542 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \in 566.21 million.



BREITENFURTER STRASSE 223-237, 239/BUWOG GROUP

230 LIESING

NEW LIVING SPACE IN THE SOUTH

LIESING, named after the river that runs through the area, is the most southern of the city's districts. Established through the amalgamation of a number of independent municipalities, Liesing was only incorporated into the metropolitan area in 1954. Liesing has not yet fully grown together and consists of old village centres, vineyards, upmarket residential areas, industrial estates, and high-rise apartment blocks that reflect its origin. One of its landmarks is the residential complex of Alt-Erlaa, a pioneering major development project dating from the 1970s.

LIESING HAS HUGE POTENTIAL FOR GROWTH and there are currently two major urban development projects under way, namely

Atzgersdorf and "In der Wiesen". In an area between the underground stations of Alterlaa and Erlaaer Straße, the world's largest urban garden city with 7,900 housing units is currently being planned.

LIESING counts 96,775 residents. The share of foreign nationals is 14.6 %, the lowest in Vienna. At an average income of €24,061, residents in Liesing earn significantly more than the average in Vienna. With 2.13 people per housing unit, households in the district are relatively large. X



45,486	MAIN RESIDENCES			
2.13	PERSONS/HOUSEHOLD 2015			
MOVED IN		+	2,691	
MOVED OUT		_	2,791	
MIGRATION BALANCE		-	100	



1.3 %

WATER



SPECIAL FEATURES OF DISTRICT

LIESING IS THE GATEWAY BETWEEN THE CITY OF VIENNA AND ITS ENVIRONS. THE DISTRICT IS PARTICULARLY POPULAR WITH CITY PEOPLE WHO WISH TO LIVE IN RURAL SURROUNDINGS. In 2016, a number of residential development projects will be built around Liesinger Platz. As the area is well connected to the public transport network, the new housing units will be of interest to both owner-occupiers and investors. There are also a number of large-scale development projects for social and subsidised housing.



In this district, 631 changes of ownership were registered in the land registry during the first eleven months of 2015, with a total sales value of \in \leq 324.43 million.



BUWOG GROUP PROJECTS

78 QUALITY APARTMENTS FOR OWNER-OCCUPIERS AND SEVEN TOWN HOUSES WITH PATIO, LOGGIA, BALCONY, OR OWN GARDEN CONCIERGE SERVICE, SWIMMING POOL, SPA & WELLNESS CENTRE, MULTIMEDIA ROOM, WINE CELLAR EXCELLENT PUBLIC TRANSPORT CONNECTIONS WWW.PFARRWIESENGASSE23.AT

LIVING IN STYLE

1190 VIENNA, PFARRWIESENGASSE 23

CLOSE THE VINEYARDS OF VIENNA, in the upmarket district of Döbling, an exceptional residential development with 78 well-appointed apartments and seven town houses is now under construction. The complex includes apartments, maisonette units, and detached homes. Ranging in size from one to four bedrooms, all units come with a sunny patio, balcony, loggia, or even a private garden.

WHAT MAKES THIS PROJECT SO SPECIAL are the many extras that will make living here exceptionally pleasant for residents. Apart from a concierge service in the apartment block, residents will be able to take a swim in the private outdoor pool and relax in the spa & wellness centre. Pfarrwiesengasse 23 also offers a common multimedia and entertainment room for shared film viewings and parties. Dog owners will appreciate the "doggy wash station" that makes it so much easier to keep their beloved pets clean. The complex comes with its own wine cellar with private lockers and an elegant wine tasting room for many enjoyable evenings. Other assets are the excellent local infrastructure including public transport connections. Lovers of nature will be delighted to live close to Strauß Lanner Park and the many green spaces of the 19th district, without being cut off from the public transport system. The number 38 tram stops right in front of the building and the suburban rapid transit station of Oberdöbling is only a few minutes' walk away from the complex. In the immediate vicinity of Pfarrwiesengasse 23, there are a pharmacy, numerous restaurants, and several traditional wine taverns. The private Rudolfinerhaus clinic and Billroth secondary school at Billrothstraße, as well as a number of day-care centres, kindergartens, and primary schools are also close by. Residents can park their cars in the private underground parking.





SOUTHGATE – YOUR GATE TO HAPPY LIVING

1120 VIENNA, SAGEDERGASSE 21

AT SAGEDERGASSE in Altmannsdorf in the Meidling district, BUWOG Group is currently building 164 privately financed apartments in five detached blocks located on a beautifully landscaped green space.

THE COMPLEX IS A HAVEN OF TRANQUILLITY in the up-andcoming urban area of Altmannsdorf and Hetzendorf. The 164 apartments targeting owner-occupiers are contemporary in design and have private gardens, terraces and loggias, and some are designed as maisonettes. Equipped to the latest standard, they offer high living comfort. Thanks to the layout of the complex, the architects ensured maximum privacy in the outdoor spaces. The public green spaces inside the development offer ample space for play and exercise, with benches, three toddler playgrounds, and an outdoor play and leisure area for bigger children and adolescents. The underground parking with around 150 spaces is accessible directly from the blocks, and there is ample storage space for bicycles and buggies.

THE SOUTHGATE PROJECT is located in an area with excellent local services and amenities. Schools and kindergartens are just around the corner, and various sports and leisure facilities as well as a pharmacy and other shops are within walking distance. The residential complex can easily be reached by car or public transport. The U6 underground station Am Schöpfwerk and the suburban rapid transit station of Hetzendorf are only a few minutes' walk away. Two bus line stops are located right beside the new complex.

164 FREELY FINANCED APARTMENTS

- WITH PATIO, BALCONY, OR PRIVATE GARDEN
- → EXCELLENT PRIVATE AND PUBLIC TRANSPORT CONNECTIONS
- SCHEDULED COMPLETION: AUTUMN 2017
- → WWW.SAGEDERGASSE21.AT





LIVING IN THE GREEN WEST OF VIENNA 1140 VIENNA, RETTICHGASSE, KEISSLERGASSE, SAMHABERPLATZ

AT SAMHABERPLATZ in the west of the city, 36 beautifully furnished, freely financed penthouse apartments are currently being built at the top of an existing residential complex. The location of the development in the west of Vienna offers excellent traffic connections, whether by car or public transport. The city centre and the outskirts of Vienna can be reached in a few minutes using the U4 underground or the suburban rapid transit trains. To travel further afield, residents can simply take a regional or intercity train from Hütteldorf station where there is also a Zipcar car sharing point.

A SUPERMARKET, PHARMACY, DIY STORE, AND BANK are only a few hundred metres away from the doorstep. A kindergarten, a primary school, several restaurants, Hütteldorf in- and outdoor swimming pools, a gym, several bakeries, and a medical centre are also within walking distance. A short bus ride takes residents to the Auhof shopping centre where there is also a multiplex cinema. The nearby Lainzer Tiergarten offers ample amenities for young and old, with kilometres of jogging tracks and walkways, restaurants, and playgrounds.

WELL CONNECTED, QUIET AND WITH AMPLE LOCAL AMENI-TIES, the 36 new attic apartments tick all the boxes. They all come with a terrace and vary in size from one to three bedrooms. In the course of the attic conversion, the existing residential blocks are being upgraded with thermal insulation and lifts and all common areas will undergo a facelift to meet modern standards. Residents benefit not only from added comfort but also from lower energy bills. The existing large and beautifully landscaped courtyard with mature trees will be retained to serve as a place for all residents to relax and meet neighbours.





SKYTOWER -HIGH-RISE IVING

1100 VIENNA. GERHARD-BRONNER-STRASSE

JUST AROUND THE CORNER from the new Vienna Central Station, the BUWOG Group is currently building a modern apartment tower comprising 19 floors and two underground storeys. The actual SKYTOWER extends upwards from the base of the building with 48 housing units. The tower and the base are visually separated by a mezzanine floor with four apartments.

THE STRIKING DESIGN OF THE SKYTOWER makes it a landmark building in the up-and-coming new central station quarter of Vienna. The SKYTOWER has more than 127 housing units, and features an impressive lobby and business premises at ground floor level. Residents can park their cars in the underground car park. From the top floor apartments, residents will enjoy a magnificent view over the new quarter, and some of the apartments at this level even come with a private roof garden.

THE SKYTOWER PROJECT benefits from an excellent public and private transport infrastructure and its location in a completely redeveloped part of the city with a number of highly innovative housing projects around the Central Station. The SKYTOWER will complement the already completed SKY9 complex, also built by the BUWOG Group, to form a new local landmark.

- 127 FREELY FINANCED OWNER-OCCUPIER APARTMENTS
- EXCELLENT PRIVATE AND PUBLIC TRANSPORT CONNECTIONS
- SCHEDULED COMPLETION: 2016
- WWW.SKYTOWER19.AT

A P F

A P P P P



BUWOG GROUP

OTTERWEG – LIVING IN GREEN SURROUNDINGS

1220 VIENNA, OTTERWEG 15

PEOPLE WHO WISH TO LIVE IN VIENNA but seek a home in green surroundings will find Otterweg to be the perfect address. Close to the nature reserve of Lobau, the BUWOG Group is developing homes for families and singles who appreciate nature and beautiful surroundings. Donauinsel, Vienna's unique leisure and recreational paradise, will be right on their doorstep. The complex includes freely financed terrace houses and apartments for owner-occupiers as well as subsidised rental apartments, thus offering a great social mix. **BUWOG GROUP IS BUILDING 120 NEW HOUSING UNITS** as well as a large underground car park with e-car charging points. The architects behind the project have taken great care to ensure that the apartments and terraced houses fit well into the existing housing stock. New pathways and squares that will be publicly accessible ensure that residents and non-residents alike can enjoy the unique green spaces that Vienna has to offer in this area.





EHL IMMOBILIEN PROJECTS

PARK-APARTMENTS AM BELVEDERE

1100 VIENNA, ARSENALSTRASSE 12 - 16

THE NEW "QUARTIER BELVEDERE" is located right at the border between the third (Landstraße) and the fourth (Wieden) districts of Vienna. The "Parkapartments am Belvedere" complex is part of this new quarter and close to a shopping mall, green spaces, restaurants, local services, and a range of cultural venues and sports facilities.

THE STRIKING PILLAR CONSTRUCTION lifts the buildings above the roofs of Vienna, and is bound to become a new landmark in the area. Designed to the last detail by star architect Renzo Piano, the park apartment complex reflects his understanding of contemporary architecture and modern living comfort. This is the first residential project designed by the Renzo Piano Building Workshop in Austria.

THE COMPLEX WILL COMPRISE MORE THAN 330 APARTMENTS, all offering a splendid view of the city. Each housing unit comes with a terrace, balcony, or loggia. Furnished to the highest standards, the apartments also benefit from a sophisticated security concept. The apartments come in various sizes (from 46 m²) and a range of different floor plans, making them attractive to both owner-occupiers and investors.

THE LARGE RECREATIONAL AREAS of Schweizergarten (Arsenal), Belvedere park, and the botanic gardens are right on the doorstep, and a five-minute walk takes residents to the new Vienna Central Station. The south-east ring road is a ten-minute drive away. Stephansplatz can be reached in 15 minutes, the airport in 20 minutes, and St. Pölten in 30 minutes.

THE COMPLETION of the project is scheduled for late summer 2018.

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For more information, visit www.parkapartments.at.

- → OVERALL PROJECT: 3 STRIKING RESIDENTIAL BUILDINGS ON PILLARS
- → PANORAMIC VIEW OF VIENNA
- CLOSE TO BELVEDERE PARK, SCHWEIZERGARTEN PARK, AND THE BOTANIC GARDENS
- → WITH BALCONIES, LOGGIAS, OR PATIOS
- → EXCELLENT PUBLIC TRANSPORT INFRASTRUCTURE AND LOCAL AMENITIES





TOP-CLASS APARTMENTS IN THE FIRST DISTRICT

1010 VIENNA, JORDANGASSE 7A

A PROTECTED BUILDING dating from 1820 at the very heart of the first district had been gutted as long ago as in 1984. At that time, a modern extension was built in the courtyard. Only the original façade remained, recalling the times of the Austrian Empire.

UNTIL RECENTLY, THE BUILDING served as an office block. It is now being converted into 31 apartments measuring between 38 m² and 144 m². Most of the one and two-bedroom units include a balcony or terrace facing the landscaped courtyard.

GIVEN THE EXCELLENT LOCATION in the first district, public transport and other services are right on the doorstep.

SCHEDULED COMPLETION: Winter 2016

A SY

 \times

31 APARTMENTS 1-2 BEDROOMS, APARTMENT SIZES BETWEEN 38 M² AND 144 M² TOP LOCATION SOME APARTMENTS WITH BALCONY, TERRACE, OR LOGGIA EXCELLENT LOCAL INFRASTRUCTURE





LIVING KOLIN – GLAMOUR, STYLE AND A SENSE OF LIFE

1090 VIENNA, KOLINGASSE 19

A PIECE OF THE GOOD OLD TIMES. At Kolingasse 19, a splendid building in the Gründerzeit style (1871/72) is being renovated and converted. Located opposite Rossauer Kaserne, the building features two impressive façade sections with many aesthetic embellishments. This outer shell, including its magnificent statues known as caryatides, is of course to be preserved.

Behind it, 25 modern apartments are being built, offering residents all the comfort of a contemporary home. The style and atmosphere of the Gründerzeit era is, however, always present, as some of the apartments even include a salon. The luxury penthouse apartments with rooms as high as six metres are of an exceptional design and come with large terraces. **VIBRANT CULTURE SCENE.** The lively Ringstraße with its many famous sights and a wide range of restaurants is just around the corner. Most international luxury brands have their flagship stores in the nearby first district. Despite the convenient city centre location, residents will still be able to relax in Erwin Ringel Park, Sigmund Freud Park, or Votivpark, which are just a few minutes' walk away. Another local recreational amenity is the Danube canal. The area is easily accessible by car. Public transport services include the U2 underground line, and various tram and bus routes, as one would expect for a city centre location.

For more information, visit www.living-kolin.at.



THE PERFECT SPOT BETWEEN HERNALS AND WÄHRING

1170 VIENNA, SCHUMANNGASSE 110

IN A QUIET AREA right at the boundary between the 17th and 18th districts, we are currently building an apartment block comprising 19 housing units. The well-appointed apartments aimed at owner-occupiers extend over three floors and two attic levels, offering floor spaces ranging between 54 m² and 117 m².

ALL UNITS come with a terrace, loggia, or balcony and are accessible by lift. The apartments feature a functional floor plan and top-quality furnishing (oak parquet floors, porcelain stoneware tiles, etc.). Thanks to the east-west or north-south aspect, there is ample sunlight.

RESIDENTS ENJOY EXCELLENT PUBLIC TRANSPORT CONNECTIONS, and find a number of recreational amenities such as Sternwartepark, a large sports centre, and Türkenschanzpark right on their doorstep. The shopping districts of Hernalser Hauptstraße and Kreuzgasse are within walking distance.

THE APARTMENT BLOCK INCLUDES a private underground car park. Given their sizes, most apartments would be particularly attractive to investors.

SCHEDULED COMPLETION: Summer 2016

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LIVING NEAR NASCHMARKT AND THE SHOPPING DISTRICT

1060 VIENNA, SANDWIRTGASSE 12

AN EXCITING DEVELOPMENT PROJECT is taking shape on Sandwirtgasse between Mariahilfer Straße and Naschmarkt in the sixth district. In this highly sought-after area, new apartments are built on top of an existing period building. Old and contemporary architecture come together in a unique, striking ensemble.

LOCATED BETWEEN GUMPENDORFER STRASSE AND MA-RIAHILFER STRASSE, fifteen housing units and two commercial units/offices are being planned. They all feature large rooms and are furnished to the highest standard. Most apartments come with a beautiful terrace or private garden in the courtyard area. Residents enjoy all the comfort of a luxury apartment with multimedia installation, integrated sun shading system, and underfloor heating. **THE CENTRAL LOCATION** with excellent public transport services (underground lines U3, U4, and U6), the many culture venues in the vicinity, including a theatre at Gumpendorfer Straße and the Raimund Theater, as well as the numerous restaurants and pubs in the area make living here not only convenient but also highly enjoyable. For shopping and other leisure activities, Mariahilfer Straße is just around the corner. A kindergarten, a primary and a secondary school as well as the University of Technology are also nearby. Simply central – simply perfect.

SCHEDULED COMPLETION: Autumn 2017







CLOSING WORDS

VIENNA IS AND WILL REMAIN NUMBER ONE

LIVING IN VIENNA IS A UNIQUE EXPERIENCE. That is why Vienna has again come top in the global Mercer Survey, making it the world's most liveable city for the sixth time in a row. This accolade clearly shows that high social standards, good public services, and a vibrant cultural life are valued not only by our citizens but also by people and institutions abroad.

We admit that we simply love Vienna, and the fondness for our capital shared by all employees of the BUWOG Group and EHL Immobilien is certainly reflected in this report. When talking about quality of living, housing and property, we must, of course, take into account facts and figures in the form of statistics and general trends.

HOUSING IS A HUMAN NEED. All humans have a right to proper living conditions. Their needs and requirements vary however, and developers must take this fact into account.

HOUSING is a major economic factor and buying or selling a home is one of the biggest financial decisions for people. From January to December 2015, around 15,950 property transactions were completed in Vienna. The registry of deeds shows a total sales volume of approximately \in 6.9 billion. This includes **@**3.3 billion from the sale of around 12,310 apartments, detached, and semi-detached houses.

EHL IMMOBILIEN AND THE BUWOG GROUP have been operating very successfully in this market for many years and are fully aware of the social, environmental, and economic impact of their business. Maintaining a sustainable market has therefore always been their core objective. "The First Vienna Residential Report covering 23 districts is based on facts and figures, local knowledge, and a clear understanding of the market.

We already look forward to 2017, which will again bring new and exciting developments in the housing market. You will be able to read all about it in our 2017 edition of the First Vienna Residential Report!"



COMMENTS AND TERMINOLOGY

OUR SMALL PRINT comes in large print. Please find below comments and explanations of some terms used in this report.

ALL REFERENCES TO PERSONS in this text are intended to refer to both genders.

SOURCE DATA

EVERY EFFORT has been made to ensure the accuracy of information in this report. Certain topics are, however, quite complex and subject to constant change. The housing market in Vienna is extremely dynamic and prices vary greatly from area to area. While certain locations are in high demand at the moment, this might change quickly.

IN OUR ANALYSIS OF THE HOUSING MARKET, we relied mainly on up-to-date data provided by Statistics Austria, the state statistics office, and information obtained from the City Government of Vienna, unless a different source is named.

PRICES

IN AUSTRIA, older buildings (i.e. non-subsidised buildings constructed with planning permission before 1953 and owner-occupied houses built with planning permission prior to 1945) are subject to the full scope of the Austrian Tenancy Act. This means that rents are not subject to normal market forces of supply and demand, but are basically fixed (to what is known as an "adequate rent" or "guideline rent"). Such rents are not taken into account in our report.

ALL PRICES QUOTED FOR THE VARIOUS DISTRICTS OF VIENNA refer to square metres of net floor area (i.e. not including loggias, etc.).

SALES PRICES are full ownership prices per square metre of net floor area, not including service and maintenance costs.

RENTS are quoted net, exclusive of taxes and service charges.

DEFINITIONS

THE TERM "FIRST OCCUPANCY" in relation to prices refers to newly built apartments.

"OTHER" refers to tenancies and sales of second-hand homes.

"SOUGHT-AFTER RESIDENTIAL AREAS" refers to areas and quarters in the various districts where there is a particularly high demand for properties from both prospective tenants and buyers.

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The information and forecasts in this report are given to the best of our knowledge. The publishers make, however, no guarantees as to the accuracy or completeness of this information.

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