

FIRST VIENNA RESIDENTIAL MARKET REPORT

2017
ANNIVERSARY
ISSUE



BUWOG
group



FIRST VIENNA RESIDENTIAL MARKET REPORT

www.residentialmarketvienna.at

EDITORIAL

DEAR READER

We are delighted to present the fifth edition of the First Vienna Residential Market Report, published by the BUWOG Group and EHL Immobilien. We are very pleased to release the anniversary issue, and appreciate the resounding reactions our report has already attracted in recent years.

"Sustainable high-quality living should be understood as a basic human need."

Influx to urban areas and the associated increase in Vienna's population have been as strong as ever, with a good two million projected to be living in the city by the year 2023 in a development that is partly due to immigration, but also the ageing population and a trend toward more single-person households. Vienna has been ranked the most liveable city in the world for the seventh time in a row in the 2016 Mercer study on quality of living – a positive result based not only on political, social, economic, and environment-related factors, but also on standard of living, which is perhaps another reason for the Austrian capital's staggering growth rates. Society becomes increasingly differentiated in a constantly growing city, so we have also included so-called Sinus-Milieus® addressing social realities in our report for the first time this year.

Sustainable planning and construction will be the most important factor given the above developments, the associated increase in space requirement and the increased demand for housing. We in the BUWOG Group and EHL Immobilien do our best to give our customers and the citizens of Vienna adequate housing with a correspondingly high standard of living. Austria's federal government has taken measures to ensure housing in growing urban areas such as Vienna and to create housing development incentives. Apart from the fact that Vienna leads Europe in cities with subsidised housing development, the housing campaign for 2017 aims at increasing the residential construction volume of the current total of ten thousand new-build residential units up to thirteen thousand – an increase of around 30% – of which nine thousand are to be subsidised.

Sustainable and quality living should be seen as a basic human need, and subjective perceptions as to the "right" location play a major role in shaping the future. This makes it all the more important for major players in the property market to address this responsibility, so we at the BUWOG Group, one of the largest developers in Vienna, and EHL, the leading estate agent, see it as vital to pass on our expertise and experience in the housing market with an overview of developments in the property market in this report. The report contains specific factors, perspectives, and new developments in all twenty-three districts of Vienna.

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

YOURS SINCERELY



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OUR MOTIVATION

THE FIRST VIENNA RESIDENTIAL MARKET REPORT first published in 2013 is now in its fifth edition in 2017– the anniversary issue.

OUR WEALTH OF EXPERIENCE from years on the market and knowledge in properties have given us profound market expertise in the residential market in Vienna at the BUWOG Group and EHL Immobilien, our two enterprises combining the knowledge of the most active developer and the largest estate agent in Vienna, in this report. We have included Sinus-Milieus® data dominating the Viennese districts based on data from INTEGRAL Markt- und Meinungsforschungsges. m. b. H. to take social development into account for the first time this year.

AS IN PREVIOUS YEARS, this report differs from many other market reports and studies in that this report only quotes final prices–the

money that has actually changed hands in a property purchase or sale – but not offer prices, increasing the significance of the report while making the First Vienna Residential Market Report unique. The report also provides comparative figures for Vienna and individual districts due to its annual publication.

THIS REPORT enjoys a resounding international reputation among investors and prospective customers, so we have had the report translated into English.

ALL THE DATA AND FIGURES are based on our best knowledge and the most recent data at the time of printing. The statistical information is sourced from the Austrian Office of Statistics (Statistics Austria) and the City of Vienna (MA 23 –Economy, Employment and Statistics).



BUWOG GROUP

THE BUWOG GROUP is the leading full-service supplier to the residential housing sector in Germany and Austria with sixty-five years of experience in the property market. The Group's high-quality portfolio currently includes around 50,800 units distributed across Austria and Germany.

OUR BUSINESS MODEL is based on three pillars and business divisions: Asset Management for sustainable rental and property management, Property Sales for individual residential unit sales as well as properties and portfolios, and Property Development involving planning, development and construction of new building projects, which share equal value in covering the entire value chain in the residential housing sector.

SHARES IN BUWOG AG have been listed on the Frankfurt, Vienna, and Warsaw stock exchanges since the end of April 2014; the Group was admitted to the ATX five in early September 2016, reflecting the Group's position as one of Austria's five largest listed companies.

OUR BROAD LONGSTANDING EXPERTISE from years on the market in every area of residential property plays an essential role in the services we provide to our customers every day. Our dedicated team will go the extra mile as we concentrate on integrating our three business divisions while focusing on the three largest German-speaking cities of Berlin, Vienna, and Hamburg.

WE HAVE RECEIVED MANY AWARDS—some at international level—to confirm our commitment, for which we mainly have our employees to thank.

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. ✕

BUWOG Group

EHL IMMOBILIEN

EHL IMMOBILIEN was founded in 1991, and has come to be one of Austria's leading residential property service suppliers specialising in residential, commercial and investment properties. Our range of services extends from estate agency services and property valuation to property and construction administration; asset, centre and portfolio management; and market research and investment banking.

EHL IMMOBILIEN ARRANGED tenancy, sale and investment transactions for 880 residential units and approximately 62,500 m² of office space and a transaction volume of around €640 million in 2016. The annual volume in the rapidly growing segment of property valuation passed the €9 billion mark; in addition, EHL manages properties in various asset classes at a total floor space of around 1.6 million square metres. Partnership with the Savills global real estate company has secured a global network for EHL.

RESPONSIBILITY IN RELATIONS with partners and customers has earned the company awards many times over, since 2007 six EHL executives were awarded a total of eight CÄSAR Awards—more than any other company at the time. The CÄSAR Real Estate Award is awarded by industry associations and the WKO association of estate agents and property management companies for outstanding achievement in the property business. EHL also received the IMMY, the highest award given to Viennese estate agents, for the seventh time in a row. Apart from that, EHL has received several awards for its services as a certified quality estate agent from one of the most popular property portals in Austria.

THE RENOWNED FINANCE MAGAZINE Euromoney nominated EHL for the third time 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. ✕

EHL Immobilien



OWNERSHIP STRUCTURE IN 2016

VIENNA HAS AROUND ONE MILLION APARTMENTS of which around 890,000 units are registered as primary residences. The shortfall is accounted for in official vacant properties only partly accessible to the home seekers’ market as they also include second homes in many cases.

THE RESIDENTIAL PROPERTY STRUCTURE in Vienna has always been unlike any other Austrian state or state capital. More than three-quarters of Vienna’s citizens are tenants, with non-profit housing

associations and Vienna city council as the largest and most important landlords. Even so, the increases in rent as widely quoted and observed are limited to a subsegment of the rental market with privately financed new residential properties due to rent capping in older apartments. 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 2016	VIENNA	AUSTRIA
TOTAL PRIMARY RESIDENCES	approx. 890,000*	approx. 3,817,000*
OWNERSHIP	ABSOLUTE FIGURES	ABSOLUTE FIGURES
HOUSE OWNER-OCCUPIERS	50,000	1,462,000
APARTMENT OWNER-OCCUPIERS	110,000	417,000
MAIN TENANTS (COLLECTIVE)	694,000	1,557,000
PRIVATE INDIVIDUALS AND LEGAL ENTITIES	293,000	653,000
PUBLIC CORPORATIONS	219,000	282,000
NOT-FOR-PROFIT HOUSING COOPERATIVES	182,000	622,000
SUBLEASES AND OTHER LEASE ARRANGEMENTS	36,000	381,000

* Source: Statistics Austria (new extrapolation method as of the 2014 Microcensus), own calculations



HOUSING MARKET

DEMOGRAPHICS OF AUSTRIA

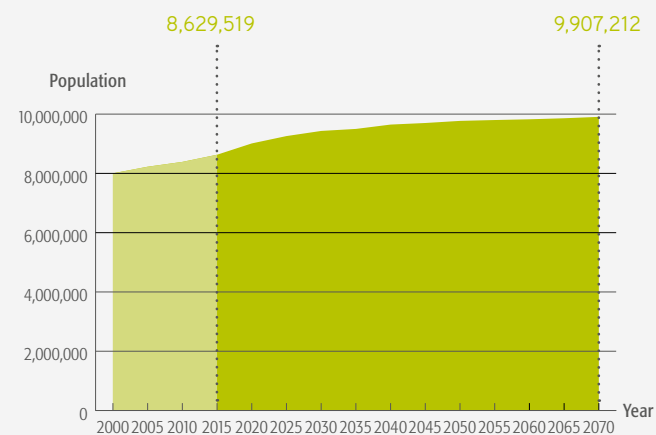
AS AT JANUARY 1, 2016, Austria was home to 8,700,471 people, of whom 5,385,919 were between 20 and 64 years old. According to the latest forecasts, the population of Austria is expected to reach the 9 million mark in 2020. X

HOUSEHOLDS IN AUSTRIA

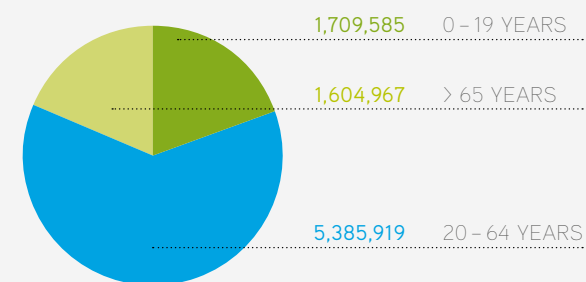
THE AVERAGE HOUSEHOLD SIZE of the around 3,817,000 private households in Austria is 2.22 people. The trend towards small households continues. In 2000, the average household size was 2.45, while experts predict that this figure will drop to 2.09 by 2060. X

DEMOGRAPHIC OUTLOOK FOR AUSTRIA

2015 TO 2070

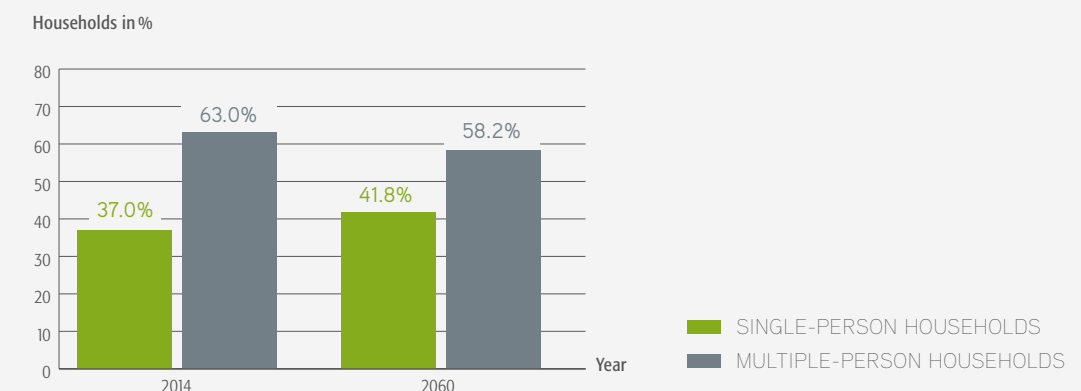


AGE PROFILE OF POPULATION AS AT JANUARY 1, 2016



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

2014 TO 2060



FORECAST

- Nine million people will be living in Austria by 2020.
- By 2070, the population of Austria is expected to rise to 9,907,212 people.
- This corresponds to an increase of nearly 15% from 2015 to 2070.
- By 2070, around 28.8% of the population will be 65 years or over, up from 18.5% in 2015.
- The number of people living in Austria below the age of 20 will continue to drop gradually, from 19.6% in 2015 to 18.9% by 2070.
- At the start of 2016, the average age of the people living in Austria was 42.3 years.

FORECAST

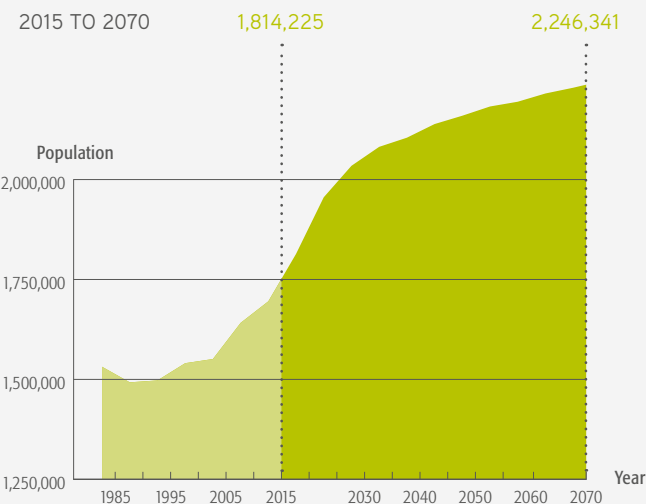
- The number of single-person households is still growing rapidly.
- From 2014 to 2060, the number of single-person households is expected to increase by 36.2% (from 1,389,873 to 1,892,891).
- Over the same time period, the number of private households with more than one person is expected to rise by only 11.7% (from 2,363,658 to 2,639,697).
- The total number of private households is expected to rise by almost 20.8% (from 3,753,523 to 4,532,588).
- The predicted average household size for 2060 is around 2.09 persons.



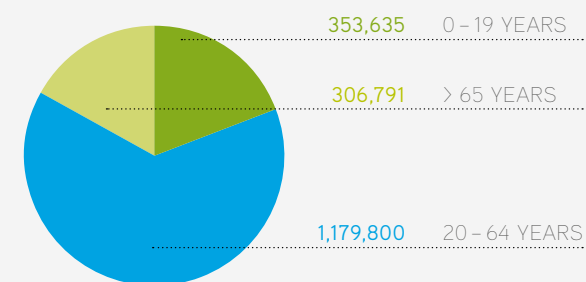
DEMOGRAPHICS OF VIENNA

AS AT JANUARY 1, 2016, the population of Vienna was 1,840,226. Of these, 306,791 people were older than 65, and 353,635 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 in 2023. ✕

DEMOGRAPHIC OUTLOOK FOR VIENNA



AGE PROFILE OF POPULATION AS AT JANUARY 1, 2016



FORECAST

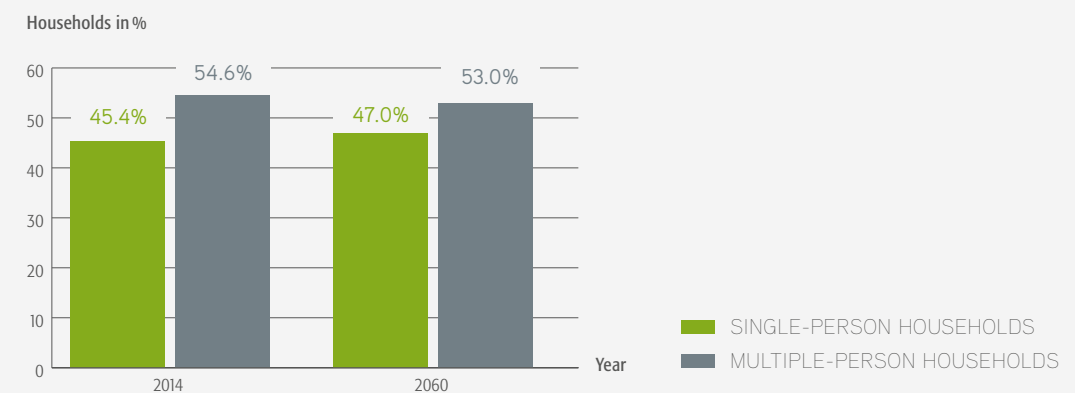
- By 2023, Vienna will have a population of more than 2 million.
- By 2070, the population of the city is expected to reach 2,246,341.
- This corresponds to an increase of nearly 23.8% from 2015 to 2070.
- By 2070, around 23.7% of the city's population will be 65 years or over, up from 16.8%.
- The number of people in Vienna below the age of 20 will increase only gradually, by 0.7%, from 19.1% today to 19.8% by 2070.
- In 2016, the average age in Vienna was 40.3 years (41.7 for women and 38.8 for men).

HOUSEHOLDS IN VIENNA

VIENNA HAD AROUND 890,000 HOUSEHOLDS with an average household size of just 2.0 persons in 2015. Household sizes have remained constant compared to figures from the last fifteen years. The households in Vienna account for just below a quarter of all households in Austria. ✕

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

2014 TO 2060



FORECAST

- Between 2014 and 2060, the number of single-person households will increase by more than 30% (from 395,805 to 517,207).
- Over the same period, the number of multiple-person households is expected to rise by more than 22% (from 475,648 to 583,408).
- From 2014 to 2060, the number of private households will increase by more than 26% (from 871,453 to 1,100,615).
- It is expected that there will be more than 1 million households in Vienna by 2030.
- The predicted average household size for 2060 is 1.96 persons.



SOCIAL DEVELOPMENT

SINUS-MILIEUS® are target groups that actually exist; the model groups people according to their attitudes and lifestyles as based on more than three decades of social research, and includes basic value preferences and attitudes of people towards work and recreation, family and partnership, consumption and politics in a holistic approach encompassing all factors relevant to daily life.

Sinus-Milieus® cover actual living environments.

THE SINUS-MILIEUS® MODEL helps develop a future-proof ideal positioning while addressing prevailing social values, and takes on board values that appeal to existing or potential social target groups depending on strategic issues with varying weighting while taking future value development as relevant to the group into account.

THE MODEL undergoes continuous modification to match sociocultural changes as based on trend research by INTEGRAL-SINUS and lifestyle studies. Sinus-Milieus® do not undergo short-term change, however, but give an outline for orientation from the stance that people develop in their youth to remain stable in structure over the years that follow.

SINUS MILIEU GROUPS share a common mentality as seen in similar consumer behaviour, lifestyle and taste, and living environment, allowing definitions of like-minded groups of people. Living environments are also influenced by underlying value systems to a large extent; each part of Vienna has its own unique features that appeal more to certain groups than they do to others.

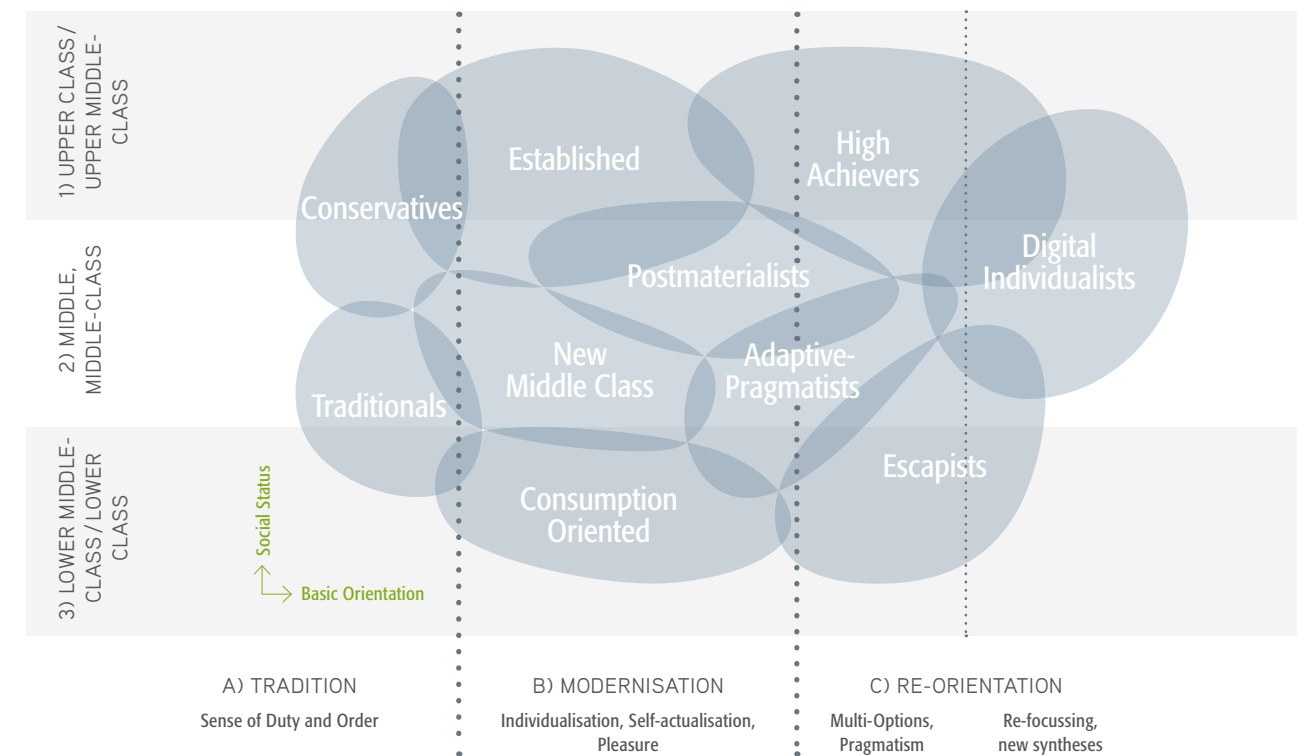
THE DIAGRAM shows the current group landscape with each group's position in Austrian society. The X-axis shows basic orientations in each group within society. Traditional values (A) indicate the pursuit of order and personal responsibility. Modern values (B) include the need for individualisation and self-actualisation, amongst other values. Re-orientation (C) reflects modern society's distinction between pragmatism and multiple optionality as well as refocusing and looking for new syntheses.

THE Y-AXIS SHOWS the social situation of each grouping as distinguished by upper class (1), middle class (2), and lower class (3).

A HIGHER POSITION for a certain group on the Y-axis reflects high levels of education, income, and professional situation, while positioning towards the right reflects more current sociocultural basic orientation in the respective group.

EACH DISTRICT in the following has a particular Sinus-Milieu® group singled out as represented more strongly in the district than the average for Vienna. These milieu concentrations have been calculated for the entire district in question, so deviations in individual parts of the district are entirely possible. ✕

THE SINUS-MILIEUS®



TRADITIONAL MILIEUS



CONSERVATIVES

Trendsetters in the traditional sphere with high ethics of responsibility – strongly characterised by Christian ethics, high estimation of education and culture, sceptical towards current social development. Home is an expression of upper or middle-class lifestyle in clear distinction from current attitudes. Members of this group adhere to traditional, dignified interior design styles as reflected in a keen sense of style.



TRADITIONALS

Emphasizing on security, order and stability – rooted in the old petty bourgeois world, in the traditional blue collar culture, or in the rural milieu. Home tastes are based on traditional cosiness and rural aesthetics with conventional furnishings and fittings prevailing.

UPPER CLASS



ESTABLISHED

The performance-oriented elite with a strong anchorage in tradition – strongly focused on status, exclusiveness, responsibility, and leadership. Furnishings often skilfully combine tradition and modernity with a keen sense of style, placing value on outward appearance expressing distinction and connoisseurship.



POSTMATERIALISTS

Open-minded social critics – intellectual, educated milieu, interested in variegated aspects of culture; cosmopolitan orientation, but critical towards globalisation; socially engaged. Home styles are dominated by a sense of nature and authenticity while eschewing ostentatiousness and excess. Distinction from the mainstream and conventionalism plays a crucial role in this social group.

THE NEW CENTRE



NEW MIDDLE CLASS

The adaptive mainstream – seeking professional and social establishment, secure and harmonic circumstances, support and orientation, peace and a slow pace. Members of this group prefer conventional or neo-rustic aesthetics in a friendly, yet dignified outward appearance without stylistic extravagance; order and cleanliness are paramount.



ADAPTIVE-PRAGMATISTS

The young pragmatic middle stratum – pronounced life-pragmatism, strong desire for anchorage, membership, security, performance-orientation, but also the wish for fun and entertainment. The prevailing lifestyle is either trendy or quiet and down-to-earth, practical and expedient.



HIGH ACHIEVERS

The flexible and globally oriented performance elite – individual performance, efficiency, and success have top-priority; competent in business and IT. Home styles reflect a penchant for open, spacious interior designs with a view to outward appearance and making a statement in a lifestyle reflecting contemporary attitudes.



DIGITAL INDIVIDUALISTS

The individualistic, networking, digital avant-garde – mentally and geographically worldwide mobile, cross-linked online and offline, permanently looking for new experiences. The home is creatively designed with deliberately unconventional highlights while integrating elements reflecting a sense of ironic conventionalism to showcase non-conformism.



CONSUMPTION ORIENTED

The materialistic lower class striving for participation – sense of discrimination, resentments, and pronounced fears of the future; striving to stay connected with the consumption standards of the middle class. This group displays a yearning for wealth, luxury, and prestige, often with demonstrative shows of modern technology in an attempt to showcase an intact middle-class home.



ESCAPISTS

The modern lower middle class, living for the excitement of the moment – seeking fun and amusement; rejection of traditional standards and conventions. The aesthetic of heavy stimuli dominates with a zest for provocation and challenging taboos. Convenience plays a major role – everything within easy reach for an easy-going life.

DISTRICTS OF VIENNA

VIENNA AT A GLANCE

THE MAP OF VIENNA provides an overview of the city districts. For better orientation, the map also shows underground metro lines and major roads/motorways. Metro lines that are planned or currently under construction are shown as broken lines.

- PLANNED EXTENSION OF U2 METRO LINE
- PLANNED EXTENSION OF U5 METRO LINE
- EXTENSION OF U1 METRO LINE UNDER CONSTRUCTION
- CURRENT U2 METRO LINE, TO BECOME PART OF U5 METRO LINE



* Completion in September 2017
** Planned stations

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 special features within the districts.

DISTRICTS	RESIDENTS	INCOME *	SALE PRICES ON CONCLUSION		RENTS ON CONCLUSION	
			FIRST OCCUPANCY	OTHER	FIRST OCCUPANCY	OTHER
1010 VIENNA · INNERE STADT	16,411	€ 31,526	€ 17,700	€ 10,500	n/a**	n/a**
1020 VIENNA · LEOPOLDSTADT	103,225	€ 20,289	€ 4,950	€ 3,450	€ 11.70	€ 9.70
1030 VIENNA · LANDSTRASSE	89,806	€ 23,269	€ 4,950	€ 3,600	€ 12.00	€ 10.40
1040 VIENNA · WIEDEN	32,751	€ 24,022	€ 5,150	€ 3,650	€ 12.80	€ 10.90
1050 VIENNA · MARGARETEN	54,938	€ 19,039	€ 4,400	€ 3,400	€ 11.70	€ 10.40
1060 VIENNA · MARIAHILF	31,620	€ 22,356	€ 4,900	€ 3,350	€ 12.80	€ 11.00
1070 VIENNA · NEUBAU	32,020	€ 23,538	€ 5,600	€ 4,200	€ 12.80	€ 11.00
1080 VIENNA · JOSEFSTADT	25,054	€ 23,929	€ 5,800	€ 4,200	€ 13.00	€ 11.20
1090 VIENNA · ALSERGRUND	43,095	€ 22,941	€ 5,500	€ 3,900	€ 12.80	€ 11.10
1100 VIENNA · FAVORITEN	194,746	€ 18,289	€ 3,400	€ 2,250	€ 10.50	€ 8.50
1110 VIENNA · SIMMERING	97,342	€ 19,627	€ 2,950	€ 2,000	€ 9.70	€ 8.40
1120 VIENNA · MEIDLING	94,170	€ 18,873	€ 3,850	€ 2,800	€ 10.90	€ 9.40
1130 VIENNA · HIETZING	53,813	€ 28,199	€ 5,250	€ 3,950	€ 12.80	€ 10.80
1140 VIENNA · PENZING	91,596	€ 22,534	€ 3,900	€ 2,850	€ 10.90	€ 10.00
1150 VIENNA · RUDOLFSHEIM	78,349	€ 16,823	€ 3,700	€ 2,500	€ 10.80	€ 9.70
1160 VIENNA · OTTAKRING	102,605	€ 18,887	€ 3,750	€ 2,500	€ 10.50	€ 9.20
1170 VIENNA · HERNALS	56,329	€ 20,026	€ 3,950	€ 2,700	€ 10.50	€ 9.60
1180 VIENNA · WÄHRING	50,283	€ 24,347	€ 5,200	€ 3,400	€ 12.60	€ 10.50
1190 VIENNA · DÖBLING	71,609	€ 25,675	€ 5,950	€ 3,950	€ 12.90	€ 10.90
1200 VIENNA · BRIGITTENAU	85,815	€ 17,912	€ 3,650	€ 2,250	€ 10.40	€ 9.40
1210 VIENNA · FLORIDSDORF	155,986	€ 21,317	€ 3,550	€ 2,250	€ 10.40	€ 9.60
1220 VIENNA · DONAUSTADT	180,272	€ 22,973	€ 3,650	€ 2,550	€ 10.70	€ 9.50
1230 VIENNA · LIESING	98,391	€ 24,265	€ 3,750	€ 2,750	€ 10.50	€ 9.70

* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016
** 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 GOLDEN HEART

VIENNA'S HISTORICAL CENTRE – a UNESCO World Heritage Site since 2001 –, the First District provides a wide variety of sights and political institutions such as the Hofburg, government ministries, and the Austrian parliament.

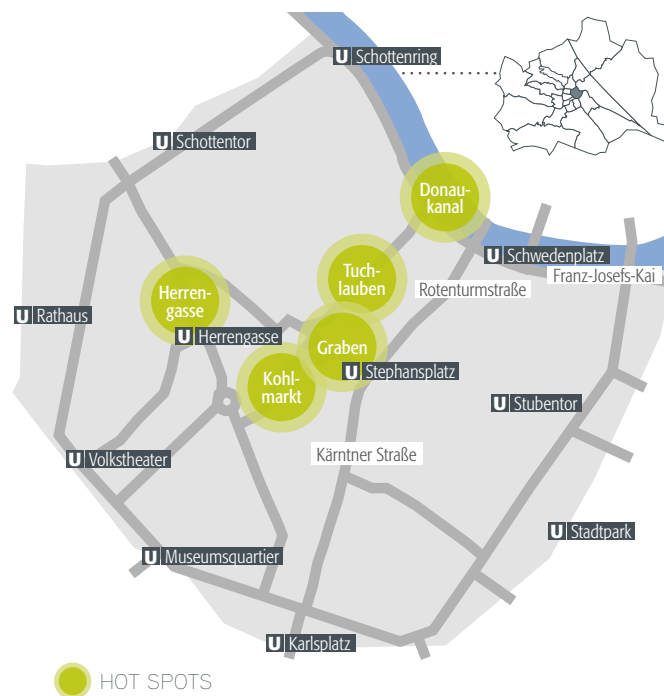
THE "GOLDEN QUARTER" is an ideal place for shoppers from out of town as well as investors from around the world to meet in the city centre and visit the broad selection of luxury boutiques and quality dining establishments in prestigious settings such as Graben and Kohlmarkt. ✕

SPECIAL FEATURES OF DISTRICT

LIVING IN VIENNA'S ELEGANT AMBIENCE

The city centre features narrow historic streets meandering through the rows of city buildings with a whole variety of pubs, restaurants, guest houses, and shops.

The hot spots of the district have always been the "Golden U" featuring Kohlmarkt, Graben, and Kärntner Straße, the new shared space in Herrengasse, and also the Tuchlauben and Donaukanal neighbourhoods. The rental and ownership property prices bear witness to this well-heeled residential area.



HOT SPOTS

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 17,700 / m²
OTHER € 10,500 / m²

RENTED

FIRST OCCUPANCY n/a **
OTHER n/a **

INVESTMENT PROPERTY € 3,900 to € 9,000 / m²

In this district, 85 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €132 million.

** 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.

* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

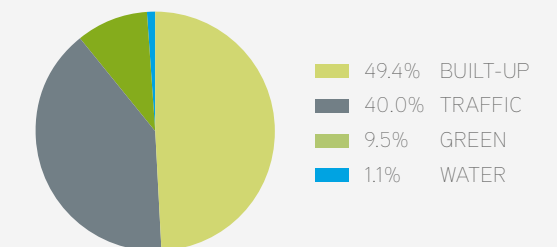


Jordangasse 7a / EHL Immobilien

HOUSING FACTS

16,411	RESIDENTS 2016
8,886	MAIN RESIDENCES
1.89	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 1,880
MOVED OUT	- 1,760
MIGRATION BALANCE	+ 120

USAGE



DEMOGRAPHIC FACTS

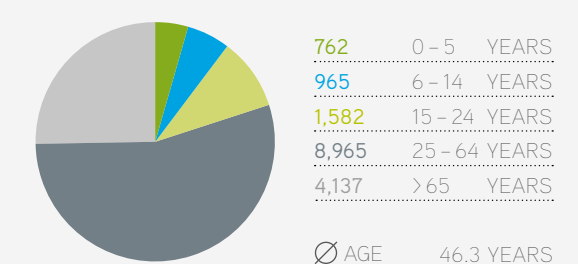
FOREIGN NATIONALS



AVERAGE INCOME *

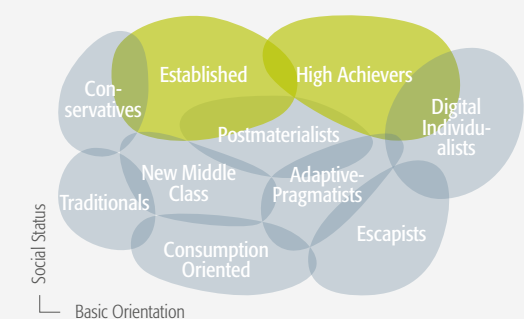
€ 31,526	INNERE STADT
€ 21,271	VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Mostly the Established and High Achievers live here. The Established enjoy the good reputation of their neighbourhood and appreciate the cultural offer, while High Achievers feel especially comfortable in this cosmopolitan environment and its proximity to trendy pubs and restaurants.





TRADITION MEETS LIFESTYLE

THE LEOPOLDSTADT district combines tradition and modern lifestyle, with the Prater for entertainment and the surrounding park as an ideal recreational area and the Praterstern junction in the immediate vicinity. The Donaukanal area offers international cuisine, and traditional neighbourhoods are seeing a makeover with organic

shops and similar such as around Karmelitermarkt. The extension of the U2 metro line has been attracting a steady stream of property developers.

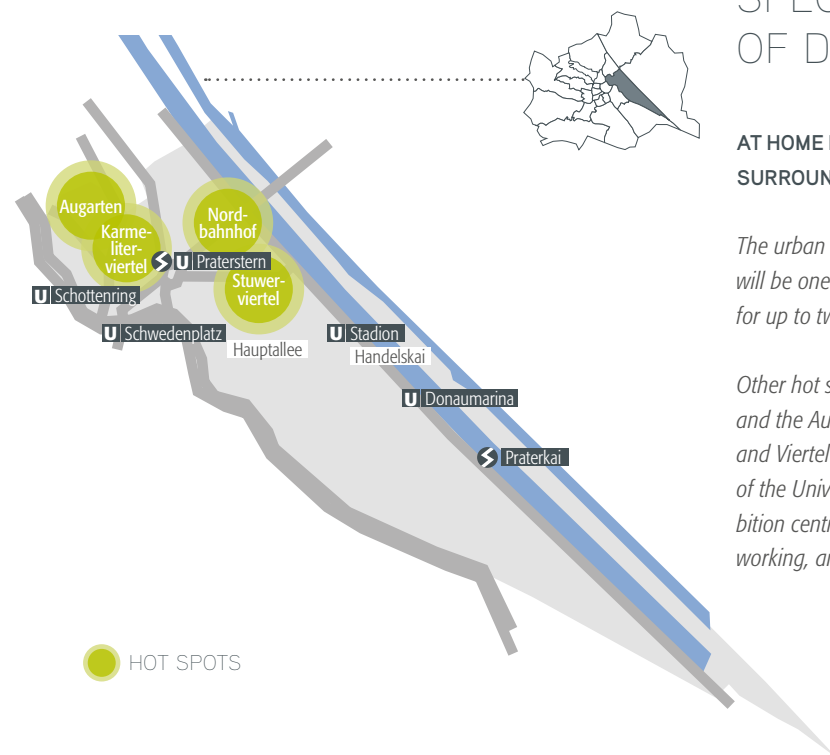
LEOPOLDSTADT is still a sought-after district even with the associated increase in cost of living. ✕

SPECIAL FEATURES OF DISTRICT

AT HOME IN THE HEART OF VIENNA, AND YET SURROUNDED BY NATURE

The urban development area around the Nordbahnhof railway station will be one of Vienna's largest urban residential areas with housing for up to twenty thousand people by 2025.

Other hot spots in the district include Karmeliterviertel, Stuwerviertel, and the Augarten area. New neighbourhoods such as Marina Tower and Viertel Zwei along with residential areas close to the new campus of the University of Economics and Business and international exhibition centre combine urban living and open, green spaces for living, working, and studying.



HOT SPOTS

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 4,950 / m²
OTHER € 3,450 / m²

RENTED

FIRST OCCUPANCY € 11.70 / m²
OTHER € 9.70 / m²

INVESTMENT PROPERTY € 1,250 to € 3,000 / m²

In this district, 1,083 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €280 million.



HOUSING FACTS

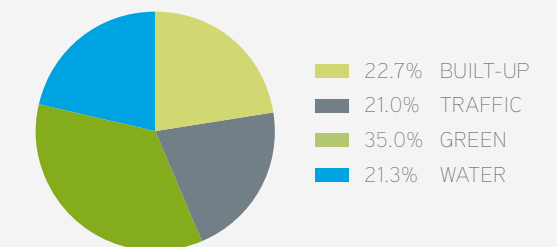
103,225 RESIDENTS 2016

51,101 MAIN RESIDENCES

2.04 PERSONS / HOUSEHOLD 2016

MOVED IN + 15,013
MOVED OUT - 13,838
MIGRATION BALANCE + 1,175

USAGE



DEMOGRAPHIC FACTS

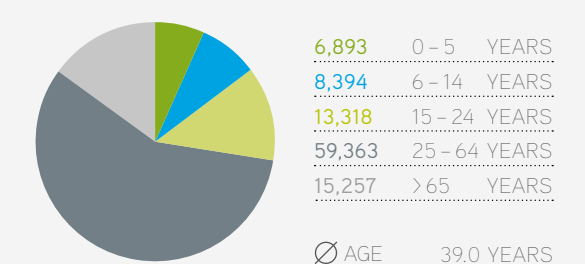
FOREIGN NATIONALS

LEOPOLDSTADT 32.3% + 4.9%
Ø VIENNA 27.4%

AVERAGE INCOME *

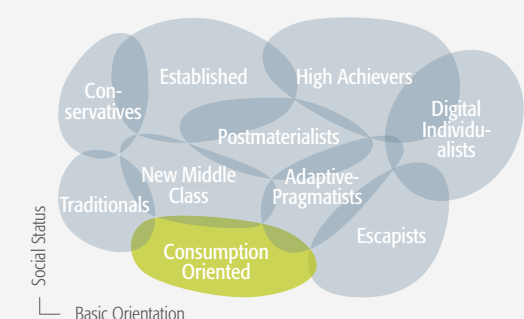
€ 20,289 LEOPOLDSTADT
€ 21,271 Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

The Consumption Oriented are especially at home in Leopoldstadt; the people in this group prefer relatively affordable residential areas with traditional pub culture. Nearby shopping and entertainment opportunities for a small budget make for an interesting and varied district.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



MODERN DIVERSITY

THE THIRD DISTRICT is unbeatable in terms of diversity with cultural attractions such as the Konzerthaus, Akademietheater, KUNST HAUS WIEN, the Landstraßer Hauptstraße shopping mile and The Mall shopping centre, and popular Rochusmarkt. The Third District provides a host of opportunities for a stroll in the city. The Stadtpark, or city park, leads on to the First District and is highly

popular amongst locals, Pokémon trainers, and tourists alike. The Erdberg industrial estate is not only home to futuristic company buildings, but leads directly on to St. Marx where space has been cleared for events around the former Rinderhalle cattle hall. The Third District is in constant growth, such as in the Neumarx and Aspanggründe urban areas. ✕

SPECIAL FEATURES OF DISTRICT

THE THIRD DISTRICT HAS BEEN BOOMING AT RATES LONG SINCE FORGOTTEN

The Landstraße district promises great potential for new housing development, and this potential is being used. Many projects are currently in development, some already in the completion stages such as the newly created Rennweg residential projects. These and other major projects on the Erdberger Lände such as TRIIPLE bear witness to the undiminished popularity of the district with that special atmosphere between downtown, Prater, and Belvedere attracting a constant stream of new residents. Hot spots in the Third District include Stadtpark, Rochusmarkt, Erdberger Lände, and Eurogate.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 4,950 / m²
OTHER € 3,600 / m²

RENTED

FIRST OCCUPANCY € 12.00 / m²
OTHER € 10.40 / m²

INVESTMENT PROPERTY € 1,500 to € 3,500 / m²

In this district, 861 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €258 million.

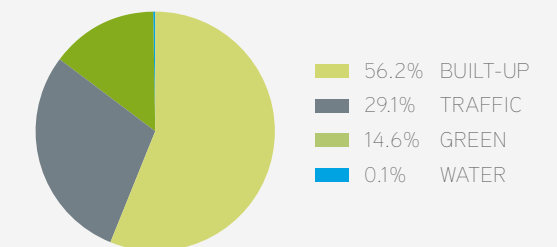


Aspangstraße 27 / EHL Immobilien

HOUSING FACTS

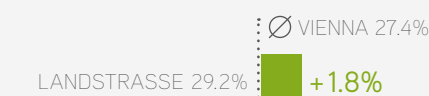
89,806	RESIDENTS 2016
46,119	MAIN RESIDENCES
1.97	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 13,144
MOVED OUT	- 11,619
MIGRATION BALANCE	+ 1,525

USAGE



DEMOGRAPHIC FACTS

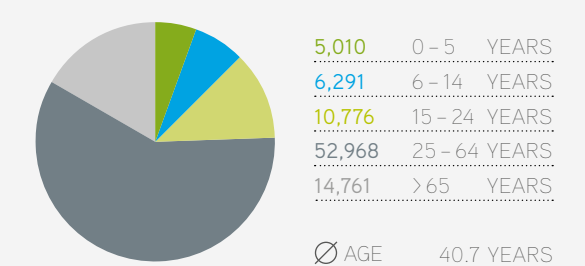
FOREIGN NATIONALS



AVERAGE INCOME *

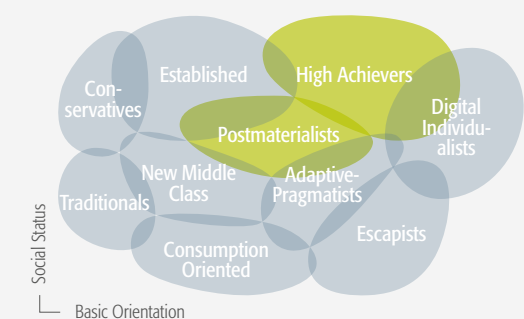
€ 23,269	Ø LANDSTRASSE
€ 21,271	Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

The diversity of the district is reflected in the diversity of its inhabitants, where Postmaterialists and High Achievers feel especially comfortable with the cultural attractions and green areas appealing to Postmaterialists, and the attractive bar and restaurant scene attracting High Achievers.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



SMALL BUT IMPRESSIVE

ONE OF THE INNER DISTRICTS, Wieden has many old Wilhelminian-style buildings. One of the smaller districts of Vienna and extremely densely packed, the Fourth District barely has room for new buildings or public parks as frequently

requested by local residents. Karlsplatz links Wieden to the inner city, where you will also find Vienna Museum with continuously changing exhibitions and events, and also Vienna University of Technology. ✕

HOT SPOTS



SPECIAL FEATURES OF DISTRICT

LIVING IN WIEDEN

Wieden has always been one of Vienna's trendy districts – especially around Schwarzenbergplatz. Some luxury housing projects have been completed along Argentinierstraße, at the ORF broadcasting house, and in the embassy district; these projects have, of course, uprated the living costs as well as the marketability of the respective neighbourhood. There is a trend towards smaller residential units. The Freihausviertel quarter and the area around Südtirolerplatz have seen an upswing due to the new Hauptbahnhof main railway station.

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 5,150 / m²
OTHER € 3,650 / m²

RENTED

FIRST OCCUPANCY € 12.80 / m²
OTHER € 10.90 / m²

INVESTMENT PROPERTY € 1,700 to € 3,600 / m²

In this district, 385 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €170 million.



Wohllebengasse 6 / EHL Immobilien

HOUSING FACTS

32,751 RESIDENTS 2016

16,959 MAIN RESIDENCES

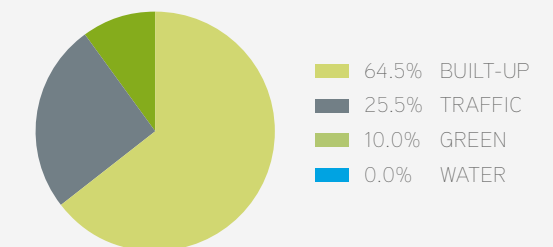
1.93 PERSONS / HOUSEHOLD 2016

MOVED IN + 5,649

MOVED OUT - 4,614

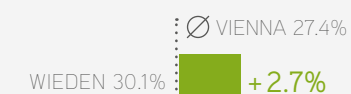
MIGRATION BALANCE + 1,035

USAGE

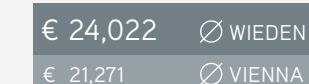


DEMOGRAPHIC FACTS

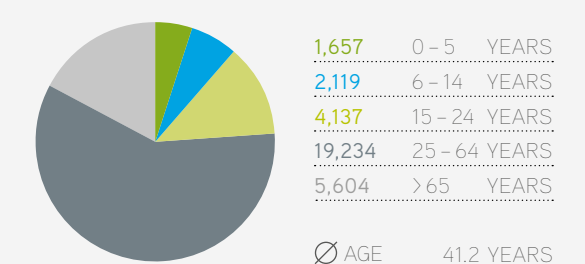
FOREIGN NATIONALS



AVERAGE INCOME *

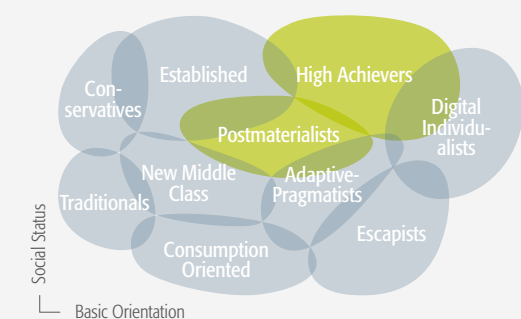


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Postmaterialists and High Achievers in particular live in Wieden. Postmaterialists appreciate the proximity to educational institutions and good network of cycle paths, while High Achievers enjoy the prestigious residential environment, the varied restaurants and cafés, and the district's central location.



1050
MARGARETENPERFECTLY
CONNECTED

MARGARETEN WAS LONG SEEN as a classical working-class district as still reflected in the plentiful council housing built between the wars. The Fifth District has evolved though, giving creative professionals and young entrepreneurs the space they need despite the high building density.

AFICIONADOS OF THE VIENNESE LIFESTYLE will love the charming inner courtyards used for restaurants and cafés. The Fifth District is ideally connected in every direction with the S-Bahn regional rail service at Matzleinsdorfer Platz, the U4 metro line from Kettenbrückengasse, and any number of bus and tram lines. ✕

HOT SPOTS

SPECIAL FEATURES
OF DISTRICT

MARGARETEN IS CONSTANTLY BOOMING

The Fifth District has been developing into a modern, youthful district with increasing demand in the older parts along Reinprechtsdorfer Straße as well.

Margareten will still be in high demand especially due to expansion in the metro service, proximity to the new main railway station, and the construction boom. Popular hot spots include Margaretenplatz and adjoining Naschmarkt.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 4,400 / m²
OTHER € 3,400 / m²

RENTED

FIRST OCCUPANCY € 11.70 / m²
OTHER € 10.40 / m²

INVESTMENT PROPERTY € 1,300 to € 2,500 / m²

In this district, 544 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €137 million.



Siebenbrunnengasse 19-21 / EHL Immobilien

HOUSING FACTS

54,938 RESIDENTS 2016

29,012 MAIN RESIDENCES

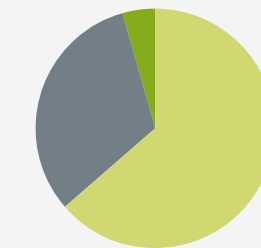
1.92 PERSONS / HOUSEHOLD 2016

MOVED IN + 8,990

MOVED OUT - 8,530

MIGRATION BALANCE + 460

USAGE



63.7% BUILT-UP
31.9% TRAFFIC
4.4% GREEN
0.0% WATER

DEMOGRAPHIC FACTS

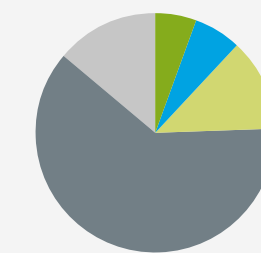
FOREIGN NATIONALS

MARGARETEN 34.8% + 7.4%
VIENNA 27.4%

AVERAGE INCOME *

€ 19,039 MARGARETEN
€ 21,271 VIENNA

AGE PROFILE OF POPULATION

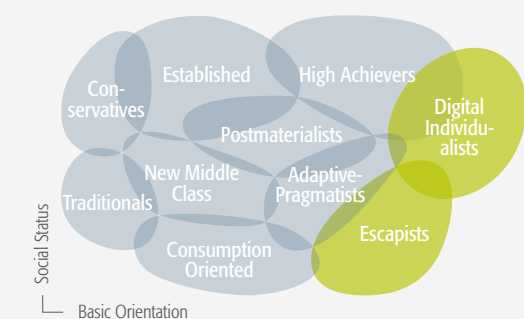


3,083 0 - 5 YEARS
3,532 6 - 14 YEARS
6,876 15 - 24 YEARS
33,851 25 - 64 YEARS
7,596 > 65 YEARS

AGE 39.3 YEARS

SINUS-MILIEUS®

The affordable residential area close to the Vienna Beltway ("Gürtel") mainly appeals to Escapists and offers attractive student apartments for Digital Individualists, who appreciate the cultural diversity as well as the trendy bar scene with its cult pubs, while Escapists are attracted to the alternative arts scene.





THE CULTURAL DISTRICT

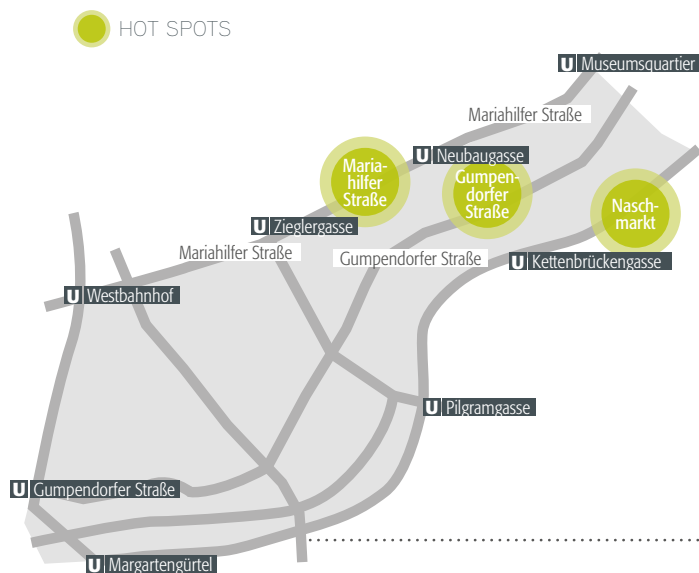
MARIAHILF MAY BE THE SECOND SMALLEST DISTRICT in Vienna, but it is also the most densely developed. Even so, the Sixth District has many public parks such as Esterházy Park with the former anti-aircraft tower currently home to the Haus des Meeres aquarium. Naschmarkt and its cultural diversity and range of

international delicacies connects Mariahilf to the neighbouring district of Wieden. Art and culture are abundant in the Sixth District – the Viennese terraced houses designed by architect Otto Wagner as well as the Theater an der Wien and Raimund Theater mainly used as a musical venue are especially worth seeing. ✕

SPECIAL FEATURES OF DISTRICT

NEW PRIORITIES IN MARIAHILF

The completion of the shared space in Mariahilfer Straße has improved the residential quality of the district as reflected in increasing demand. Gumpendorfer Straße and some of the streets connecting to Mariahilfer Straße such as Otto-Bauer-Gasse and Raimundhof are developing bit by bit into a popular hot spot. Demand is also high around Linke Wienzeile, and the Mollardgasse neighbourhood has also been seeing a boom.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 4,900 / m²
OTHER € 3,350 / m²

RENTED

FIRST OCCUPANCY € 12.80 / m²
OTHER € 11.00 / m²

INVESTMENT PROPERTY € 1,550 to € 3,600 / m²

In this district, 258 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €81 million.

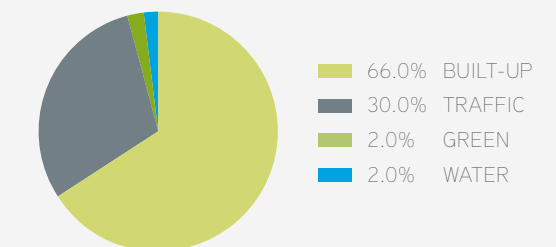


Windmühlgasse 28 / BUWOG Group

HOUSING FACTS

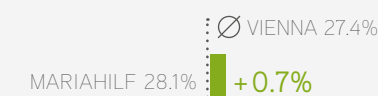
31,620	RESIDENTS 2016
16,712	MAIN RESIDENCES
1.88	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 5,674
MOVED OUT	- 5,038
MIGRATION BALANCE	+ 636

USAGE



DEMOGRAPHIC FACTS

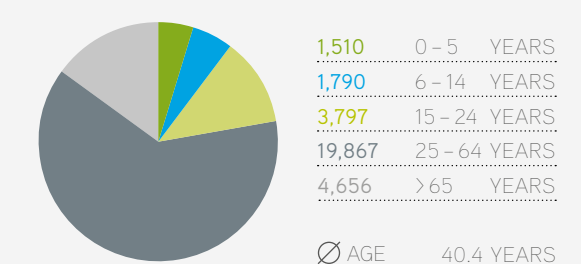
FOREIGN NATIONALS



AVERAGE INCOME *

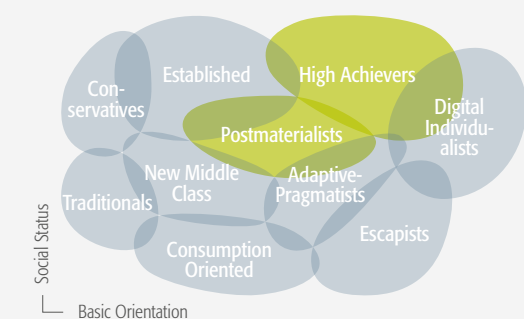


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

High Achievers and Postmaterialists live in above-average numbers in this district. Postmaterialists appreciate the high proportion of cycle paths and pedestrian precincts, while High Achievers are attracted to the lifestyle flair of Naschmarkt and especially the Mariahilfer Straße shopping mile with its long opening hours.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



THE CREATIVE SCENE

THE SEVENTH DISTRICT is considered the hippest of the twenty-three districts, and richly deserves its nickname “Bobo-ville” – many creatives, freelancers, and students have settled over the years between Museumsquartier, Neubaugasse, and Urban-Loritz-Platz with the district’s trendy bar and restaurant scene, studios, galleries, and boutiques beyond the mainstream.

NEUBAU IS HOME NOT ONLY TO THE VOLKSTHEATER, but also a variety of smaller independent theatres, although some might be a little difficult to find. Politically green-oriented, there is a surprising lack of green space as the building density is too high, although the Museumsquartier inner courtyard does provide some opportunity for outdoor time.

SPECIAL FEATURES OF DISTRICT

MORE POPULAR THAN EVER

The Seventh District enjoys great popularity despite low development potential – the SOHO of Vienna is especially popular amongst young, creative city dwellers.

Spittelberg and Siebensternplatz have always been popular places, and the area around Museumsquartier and Neubaugasse is also a hot spot.

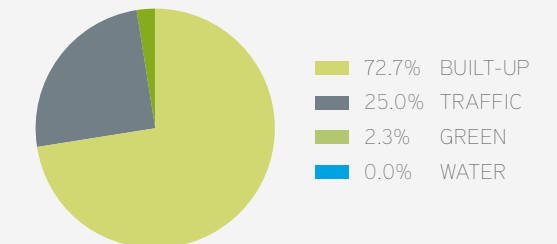


Lindengasse 60 / BUWOG Group

HOUSING FACTS

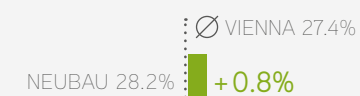
32,020	RESIDENTS 2016
17,665	MAIN RESIDENCES
1.84	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 5,119
MOVED OUT	- 4,532
MIGRATION BALANCE	+ 587

USAGE



DEMOGRAPHIC FACTS

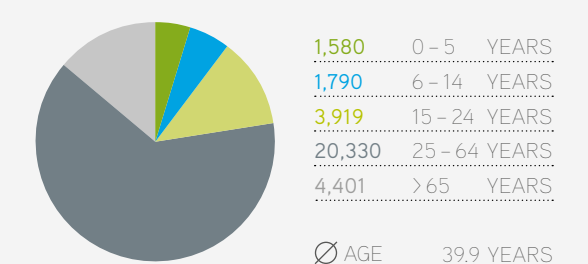
FOREIGN NATIONALS



AVERAGE INCOME *

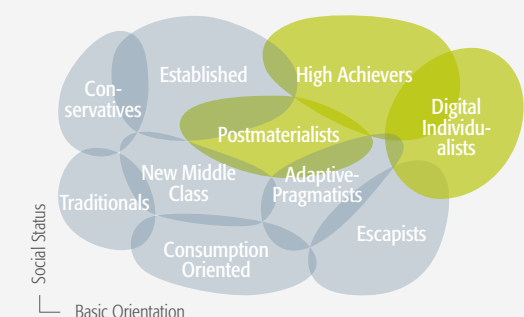
€ 23,538	NEUBAU
€ 21,271	VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

The Seventh District mainly has three groups – Postmaterialists, High Achievers and Digital Individualists especially appreciate the cultural diversity of the district with everything from studios to restaurants and trendy bars. Digital Individualists set great store by Wilhelminian-style flats that make ideal flat-shares, and High Achievers enjoy the attractive loft conversions.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 5,600 / m²
OTHER	€ 4,200 / m²

RENTED

FIRST OCCUPANCY	€ 12.80 / m²
OTHER	€ 11.00 / m²

INVESTMENT PROPERTY € 1,650 to € 3,700 / m²

In this district, 287 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €100 million.



MELANGE WITH TRADITION

JOSEFSTADT – Vienna's smallest district – has only two percent green space, but the typical recreational activities of the capital make up for it with plenty of famous Viennese coffeehouse culture in the Eighth District as always appreciated by today's middle-class society.

ON THE OTHER HAND, the theatre in Josefstadt – Vienna's oldest existing theatre – provides a daily serving of classics and modern pieces. With the University of Vienna close by, many students and student pubs have settled in Josefstadt – albeit in old buildings and loft conversions, as new buildings are hardly an option for lack of space. ✕

SPECIAL FEATURES OF DISTRICT

PERSISTENTLY HIGH DEMAND FOR HOUSING

Located right next to downtown Vienna, the city's smallest district is especially popular. The old buildings in the Eighth District are usually well-built and structurally sound, having been extended and refurbished with luxurious lofts to make up for the lack of space for new development. Areas around the Piarist Church and behind the town hall (Florianipark), as well as Lange Gasse and Josefstädter Straße are hot spots.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 5,800 / m²
OTHER € 4,200 / m²

RENTED

FIRST OCCUPANCY € 13.00 / m²
OTHER € 11.20 / m²

INVESTMENT PROPERTY € 2,100 to € 3,950 / m²

In this district, 184 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €63 million.



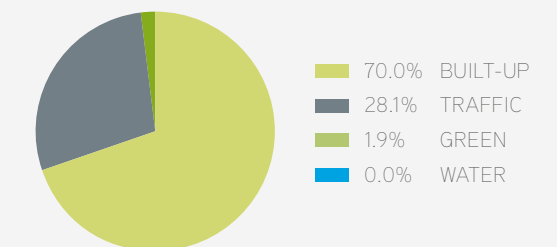
© Das Hamerling / Christoph Panzer

Das Hamerling

HOUSING FACTS

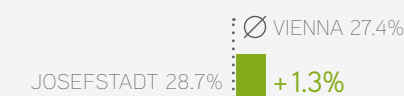
25,054	RESIDENTS 2016
13,050	MAIN RESIDENCES
1.94	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 6,375
MOVED OUT	- 5,913
MIGRATION BALANCE	+ 462

USAGE



DEMOGRAPHIC FACTS

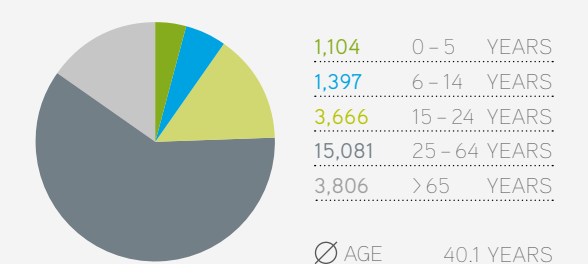
FOREIGN NATIONALS



AVERAGE INCOME *

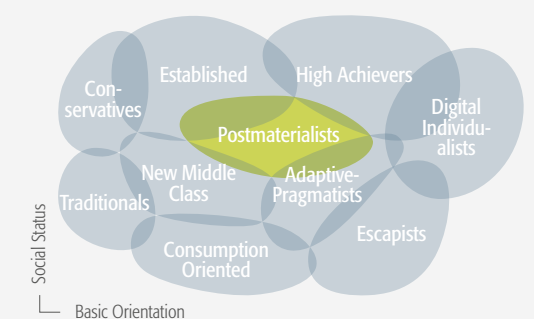
€ 23,929	JOSEFSTADT
€ 21,271	VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Postmaterialists – the prevailing group in the district – need to identify with district politics. An ethnically diverse range of restaurants and cafés, the wide range of cultural recreation options as well as traffic calming make the district especially attractive to Postmaterialists.



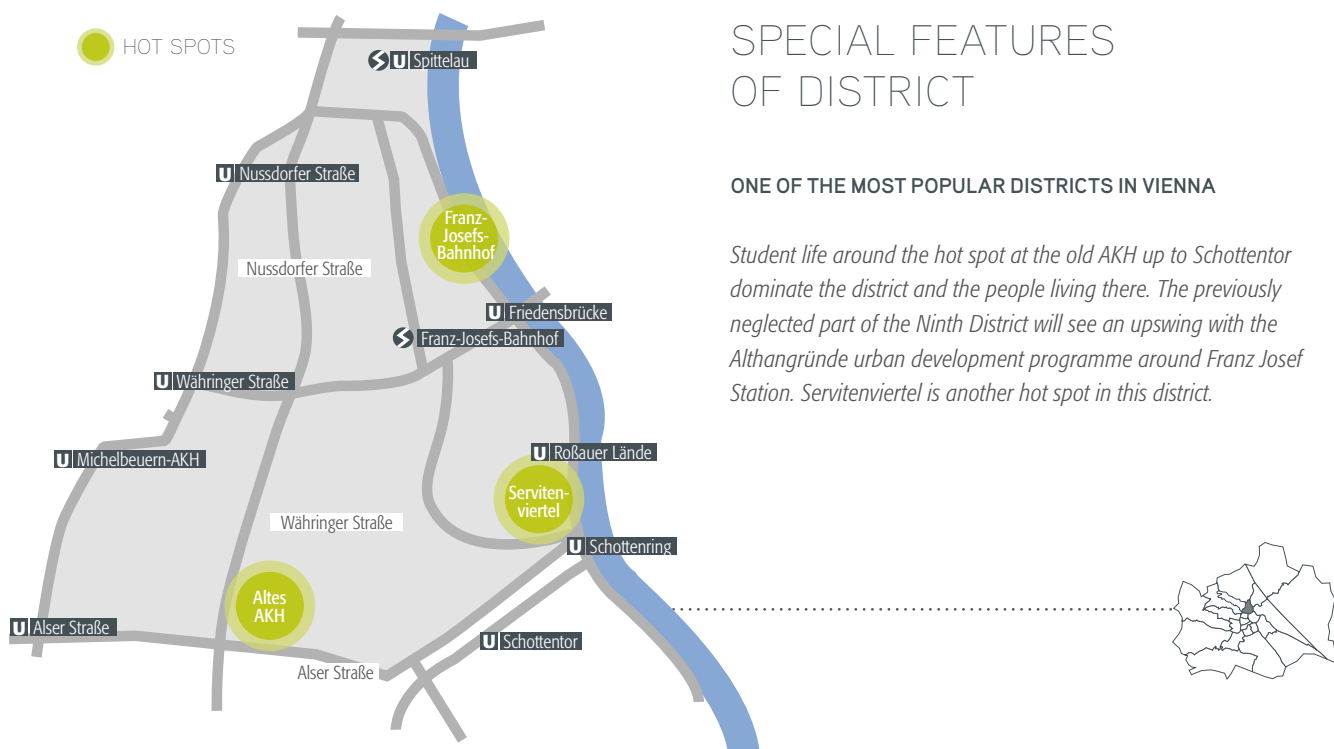
* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



LIVING AREA

ALSERGRUND has always been Vienna's top university district with the AKH MedUni, the Department of Communication at the University of Vienna, the main university campus in the old AKH hospital and the former University of Economics and Business partly serving as temporary quarters for BOKU (University of Natural Resources and Life Sciences) students, have inevitably made the Ninth

District a university location with a corresponding local scene. Moreover, Alsergrund benefits from ideal transport links such as the planned U5 metro line that will be running through the district. Alsergrund also has space for new housing projects, especially in the Althangründe urban development area where the first units will be completed as early as in 2017. ✕



SPECIAL FEATURES OF DISTRICT

ONE OF THE MOST POPULAR DISTRICTS IN VIENNA

Student life around the hot spot at the old AKH up to Schottentor dominate the district and the people living there. The previously neglected part of the Ninth District will see an upswing with the Althangründe urban development programme around Franz Josef Station. Servitenviertel is another hot spot in this district.

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 5,500 / m²
OTHER € 3,900 / m²

RENTED

FIRST OCCUPANCY € 12.80 / m²
OTHER € 11.10 / m²

INVESTMENT PROPERTY € 1,700 to € 3,700 / m²

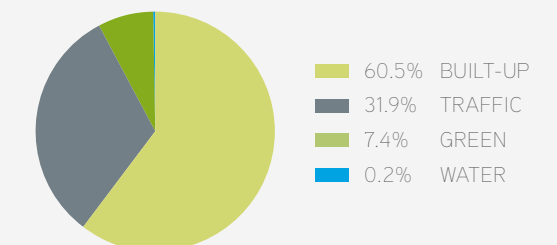
In this district, 486 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €145 million.



HOUSING FACTS

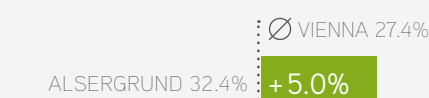
43,095	RESIDENTS 2016
22,674	MAIN RESIDENCES
1.94	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 11,297
MOVED OUT	- 9,156
MIGRATION BALANCE	+ 2,141

USAGE



DEMOGRAPHIC FACTS

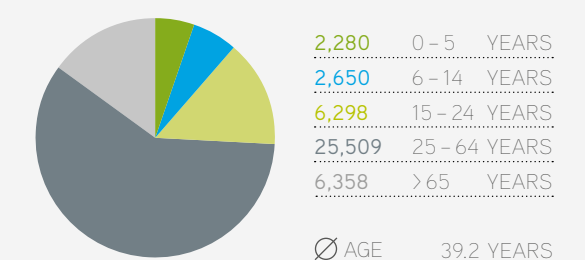
FOREIGN NATIONALS



AVERAGE INCOME *

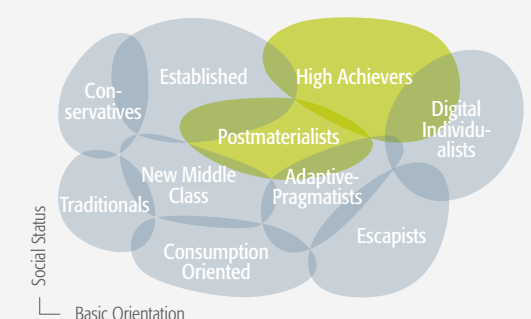
€ 22,941	Ø ALSERGRUND
€ 21,271	Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Many High Achievers and Postmaterialists live in the Ninth District, with emerging quarters and resident student dormitories increasing the district's attractiveness for High Achievers. Postmaterialists also appreciate the numerous universities in the area, and enjoy being close to the attractions that the north of Vienna has to offer.

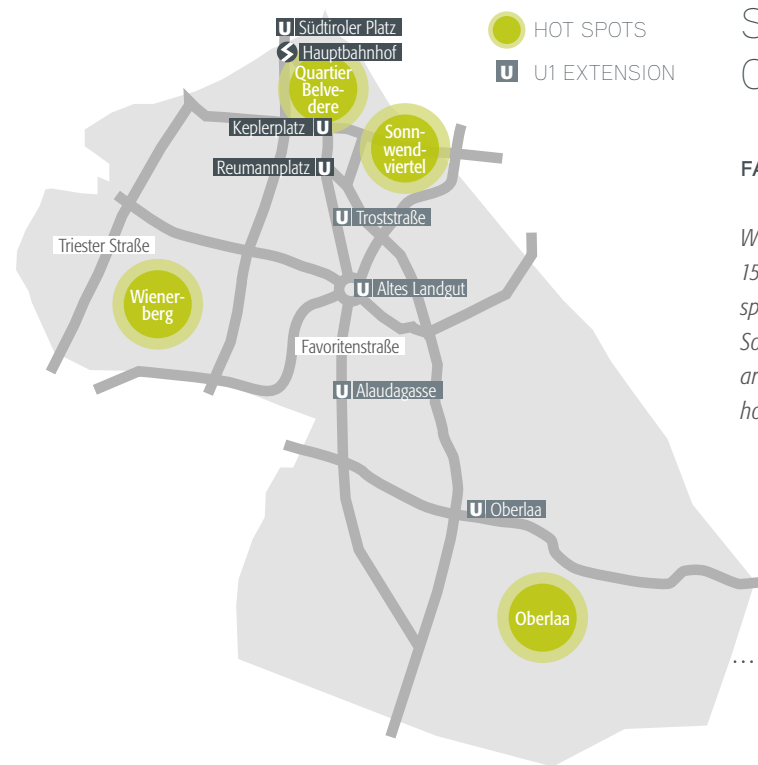




CITY IN A CITY

FAVORITEN'S INHABITANTS often call their district a "city within a city" – ten percent of Vienna's population lives here, after all. Despite its reputation as a working-class district with council housing, the district has seen modern projects such as the Quartier Belvedere urban development project with residential, commercial and recreation developments around the Hauptbahnhof main station, with potential

for new housing available and already being planned on the former Coca-Cola site at Triester Straße. There are also plenty of places to relax and recuperate in Favoriten with numerous parks, the Laaer Berg and Wienerberg hills and the newly formed Helmut-Zilk-Park. The U1 metro line extension to be completed in autumn 2017 will provide a perfect connection from the southern part of Vienna to the city's public transport system. ✕



SPECIAL FEATURES OF DISTRICT

FAVORITEN AS AN EMERGING RESIDENTIAL AREA

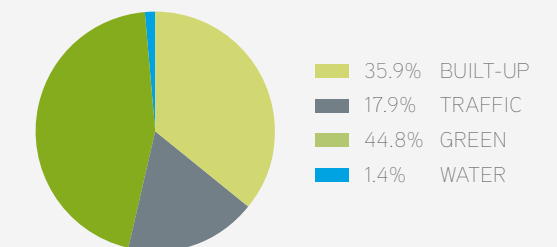
With Vienna's main station fully coming into service and taking 150,000 passengers a day, the area around the station is picking up speed and evolving into an emerging residential area. The new Sonnwendviertel urban development area and Quartier Belvedere are especially worthy of note. Wienerberg and Oberlaa are additional hot spots in the district.



HOUSING FACTS

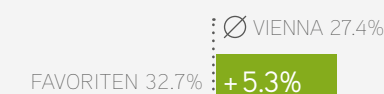
194,746	RESIDENTS 2016
91,626	MAIN RESIDENCES
2.13	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 23,339
MOVED OUT	- 18,847
MIGRATION BALANCE	+ 4,492

USAGE



DEMOGRAPHIC FACTS

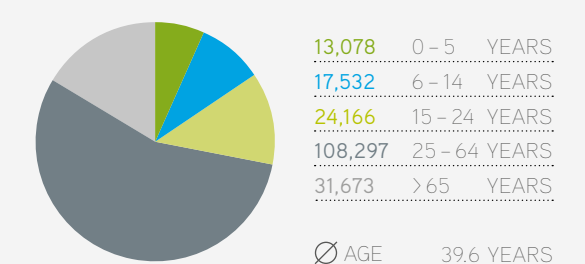
FOREIGN NATIONALS



AVERAGE INCOME *

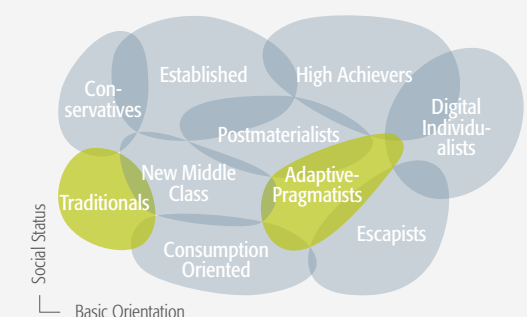


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Traditionals and Adaptive-Pragmatists are especially well-represented in the Tenth District. Traditionals are attracted to the safety, order, and stability of the long-established residential areas and attractive cost of living, while Adaptive-Pragmatists appreciate the family atmosphere in the less densely developed areas and newly developed neighbourhoods that offer everything in one place.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 3,400 / m²
OTHER	€ 2,250 / m²

RENTED

FIRST OCCUPANCY	€ 10.50 / m²
OTHER	€ 8.50 / m²

INVESTMENT PROPERTY	€ 1,000 to € 1,850 / m²
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In this district, 1,288 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €228 million.

1110
SIMMERING

FAMILY UNIT

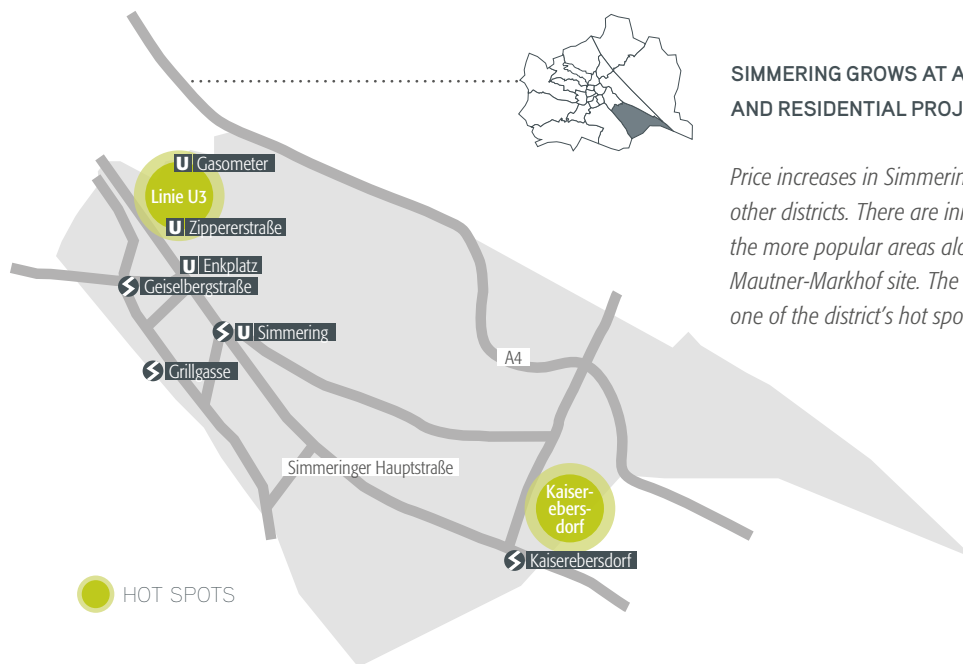
SIMMERING, LIKE FAVORITEN, is a classical working-class district. The Eleventh District has an above-average proportion of green areas, of which some are accessible to the public, such as the floodplain forests and the many garden centres. The district provides an interesting blend of natural and industrial land.

Alberner Hafen harbour serves as a hub, whereas Schloss Neugebäude palace provides space for events and a backdrop for a stroll. The gasometers have been converted into residential, shopping and entertainment space. The district has seen some construction projects in recent years, but there is still plenty of potential for further development. ✕

SPECIAL FEATURES OF DISTRICT

SIMMERING GROWS AT A MODERATE PACE IN PRICES AND RESIDENTIAL PROJECTS

Price increases in Simmering are still moderate compared to other districts. There are initial major residential projects in the more popular areas along the U3 metro line and former Mautner-Markhof site. The Kaiserebersdorf quarter is another one of the district's hot spots.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 2,950 / m²
OTHER € 2,000 / m²

RENTED

FIRST OCCUPANCY € 9.70 / m²
OTHER € 8.40 / m²

INVESTMENT PROPERTY € 850 to € 1,500 / m²

In this district, 467 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €78 million.

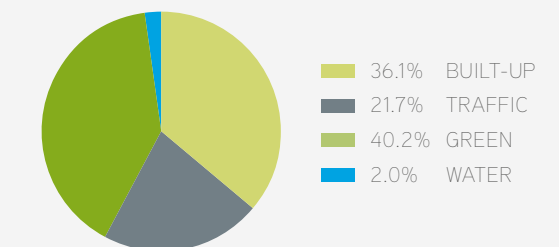


Simmeringer Hauptstraße 171 / EHL Immobilien

HOUSING FACTS

97,342	RESIDENTS 2016
45,189	MAIN RESIDENCES
2.17	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 10,743
MOVED OUT	- 8,876
MIGRATION BALANCE	+ 1,867

USAGE



DEMOGRAPHIC FACTS

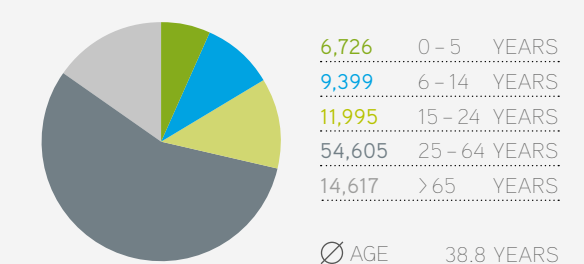
FOREIGN NATIONALS



AVERAGE INCOME *

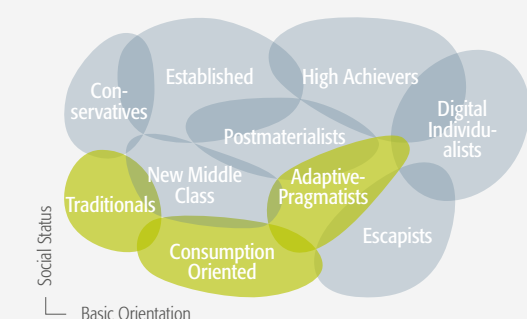


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Simmering has a mixture of Traditionals, Adaptive-Pragmatists, and the Consumption Oriented. Traditionals appreciate neighbourhoods that go back years, Adaptive-Pragmatists are drawn to the family-oriented housing estates, and the Consumption Oriented are especially attracted to the wide range of bargain-price shopping opportunities.





THE “L” IN LIVING

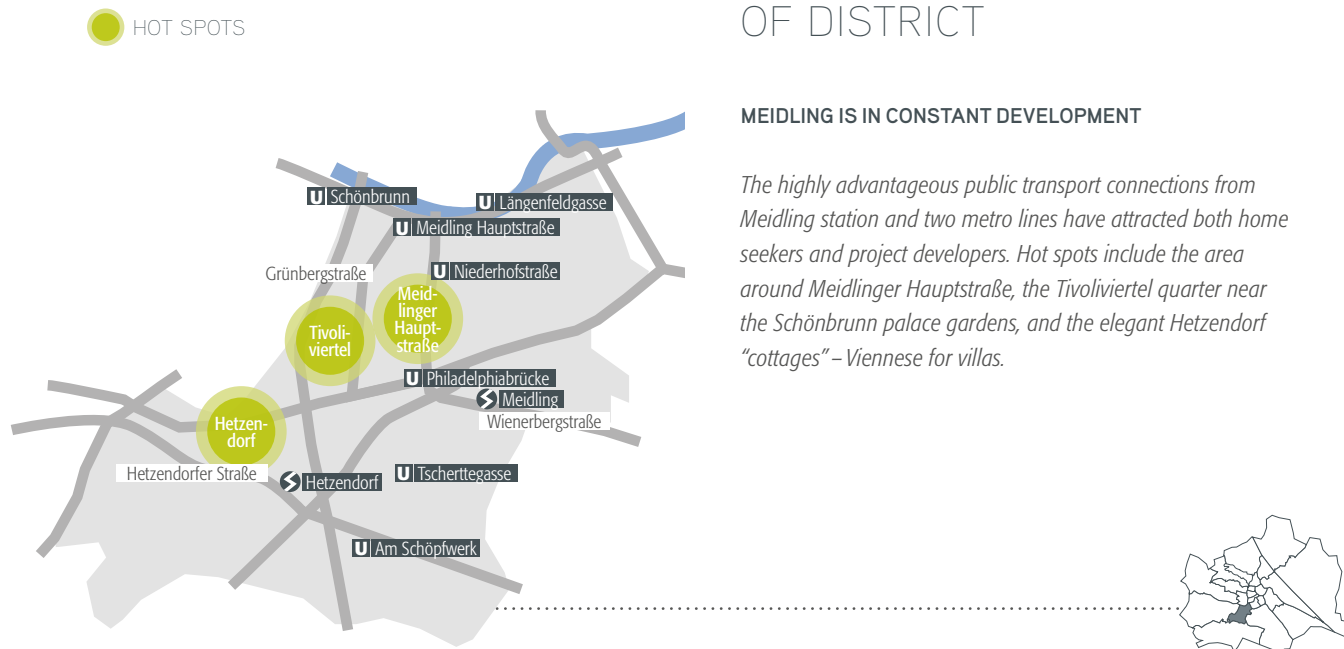
MEIDLING IN THE SOUTHWEST OF VIENNA stretches from Wiental south of the River Wien towards Wienerberg and Grüner Berg, the Schönbrunn palace hill. Village-like structures prevail around historic Schloss Hetzendorf palace, densely developed areas with numerous council houses can be found around the Vienna Beltway (“Gürtel”) and near the Wiental. Meidling station is a transport hub

that has lost little of its importance after the main station reopened. The “Meidling L” pronunciation is typical for the area. There is still development potential with the Wildgarten development area to be completed by 2022 with more than a thousand new apartments, and there are plans for more development such as the City Apartments on Rechte Wienzeile bordering on the Sixth District. ✕

SPECIAL FEATURES OF DISTRICT

MEIDLING IS IN CONSTANT DEVELOPMENT

The highly advantageous public transport connections from Meidling station and two metro lines have attracted both home seekers and project developers. Hot spots include the area around Meidlinger Hauptstraße, the Tivoliviertel quarter near the Schönbrunn palace gardens, and the elegant Hetzendorf “cottages” – Viennese for villas.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,850 / m²
OTHER € 2,800 / m²

RENTED

FIRST OCCUPANCY € 10.90 / m²
OTHER € 9.40 / m²

INVESTMENT PROPERTY € 1,100 bis € 1,900 / m²

In this district, 825 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €162 million.

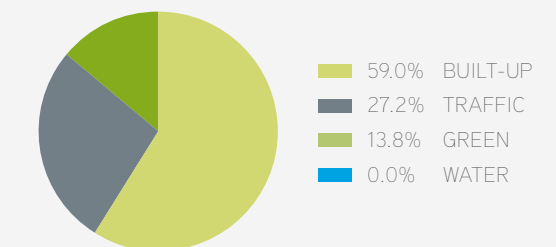


Rechte Wienzeile 229 / BUWOG Group

HOUSING FACTS

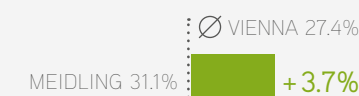
94,170	RESIDENTS 2016
46,257	MAIN RESIDENCES
2.05	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 12,833
MOVED OUT	- 11,107
MIGRATION BALANCE	+ 1,726

USAGE



DEMOGRAPHIC FACTS

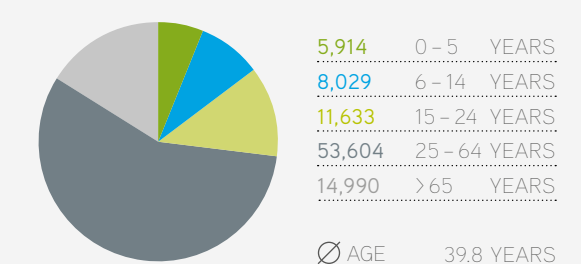
FOREIGN NATIONALS



AVERAGE INCOME *

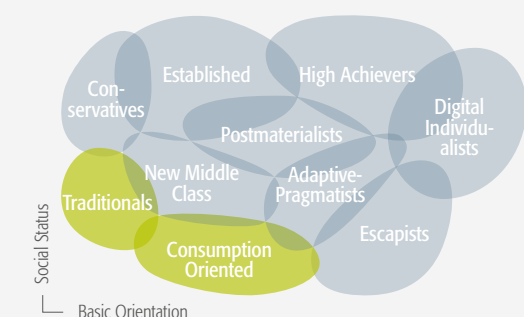


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

The main group in the district consists of the Consumption Oriented alongside Traditionals. Meidling is especially popular with the Consumption Oriented due to the affordable cost of living in council housing estates. Traditionals also appreciate the low prices, but the small-town atmosphere makes the Twelfth District especially attractive to them.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



ROYAL AMBIENCE

HIETZING AND SCHÖNBRUNN PALACE soon came to be a royal district selected by Maria Theresa as the centre of courtly life, with nobility settling in increasing numbers in this uptown residential area that still boasts many high earners today. Architectural features of the Thirteenth District include beautiful villas and the Werkbundsiedlung residential area designed in the Bauhaus style

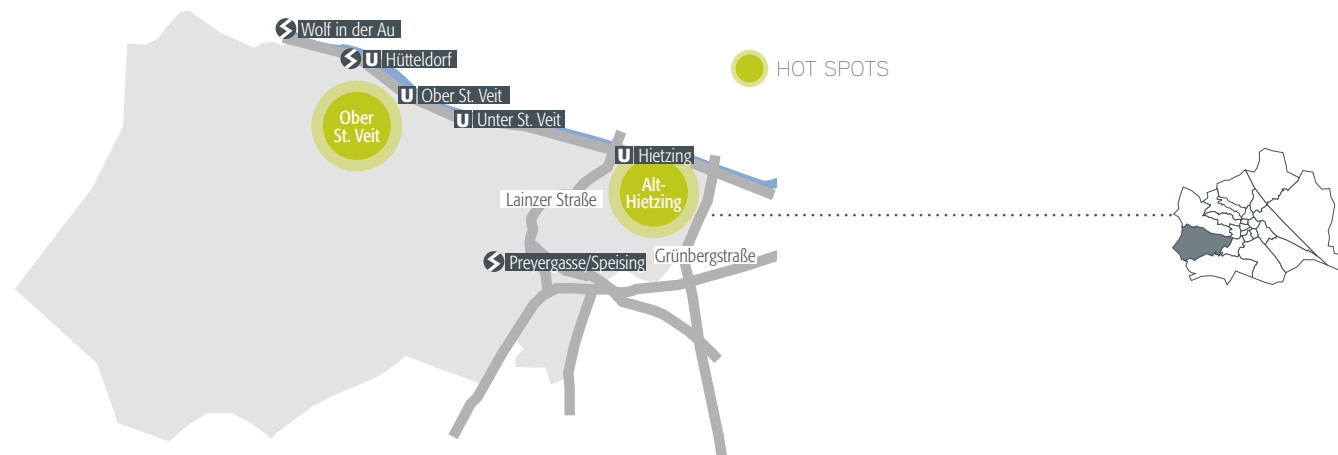
as well as houses and council estates in contemporary designs. Seventy percent of the Hietzing district is green, the highest in Vienna; green spaces include Schloss Schönbrunn palace gardens, Lainzer Tiergarten zoo, Roter Berg, and parts of the Vienna Woods. Somewhat long in the tooth, the ORF Centre on Königberg should be rebuilt and modernised by 2020. ✕

SPECIAL FEATURES OF DISTRICT

AN ELEGANT NEIGHBOURHOOD FOR HOME SEEKERS

Hot spots in the Thirteenth District include Alt-Hietzing with Hietzinger Hauptstraße and the EKZ Hietzing shopping mall with plenty of shops

and restaurants. Altgasse is also developing into a popular place to meet with lots of small individual shops, cafés, and a weekly market. Other hot spots in high demand with home seekers include Wolfrathplatz in Ober St. Veit and the Lainzer Platz area.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 5,250 / m²
OTHER € 3,950 / m²

RENTED

FIRST OCCUPANCY € 12.80 / m²
OTHER € 10.80 / m²

INVESTMENT PROPERTY € 1,500 to € 3,000 / m²

In this district, 535 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €182 million.

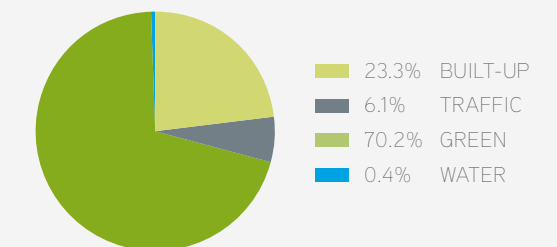


Lainzer Straße 147 / EHL Immobilien

HOUSING FACTS

53,813	RESIDENTS 2016
26,678	MAIN RESIDENCES
2.03	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 6,272
MOVED OUT	- 4,469
MIGRATION BALANCE	+ 1,803

USAGE

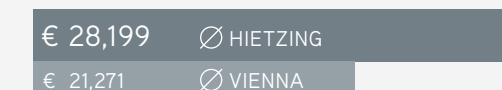


DEMOGRAPHIC FACTS

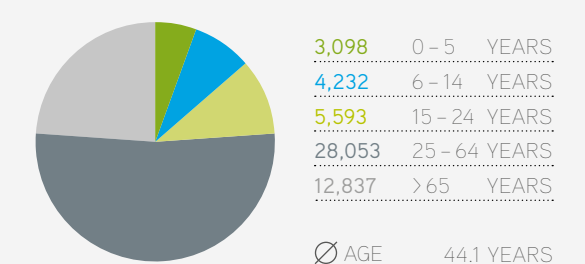
FOREIGN NATIONALS



AVERAGE INCOME *

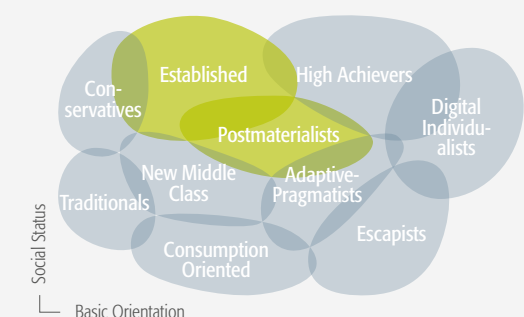


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Hietzing is home to the Established and Postmaterialists. This exclusive residential area with its traditional villas and upmarket restaurants is especially attractive to the Established, and Postmaterialists appreciate the spacious parks, the Vienna Woods in the vicinity, and the architectural diversity of the district.



1140
PENZING

LIVING IN THE VIENNA WOODS

THE FOURTEENTH DISTRICT excels in its blend of semi-rural suburban flair, urban neighbourhoods, and modern architecture. The Allianz Stadium—the new home ground of Rapid Wien football team—opened in 2016 on the former Gerhard Hanappi

Stadium location. Hütteldorf railway station is close by, providing a gateway to Lower Austria as well as a fast connection to Vienna city centre. Almost half of the district lies inside the Vienna Woods with plenty of space for rest and recreation. ✕

SPECIAL FEATURES OF DISTRICT

A VARIED DISTRICT WITH A WIDE RANGE OF FACETS

Penzing has always been a popular residential area for families and anyone that appreciates closeness to nature without sacrificing the amenities of a city, while locations with good metro connections mainly attract the younger population. New apartments are under construction around Penzinger Straße and Körner Kaserne barracks. The hot spots of the district include the area north of the Kennedybrücke as well as Wolfersberg and Auhof.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,900 / m²
OTHER € 2,850 / m²

RENTED

FIRST OCCUPANCY € 10.90 / m²
OTHER € 10.00 / m²

INVESTMENT PROPERTY € 1,000 to € 1,950 / m²

In this district, 758 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €184 million.

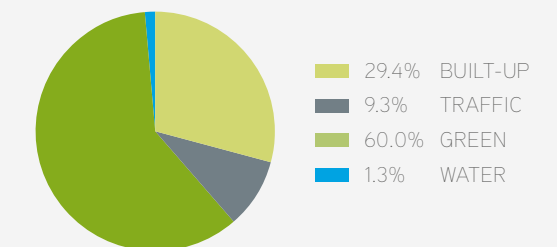


Samhaberplatz 6 / BUWOG Group

HOUSING FACTS

91,596	RESIDENTS 2016
45,448	MAIN RESIDENCES
2.03	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 10,916
MOVED OUT	- 8,693
MIGRATION BALANCE	+ 2,223

USAGE



DEMOGRAPHIC FACTS

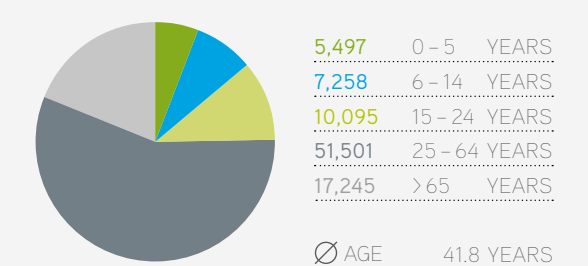
FOREIGN NATIONALS



AVERAGE INCOME *

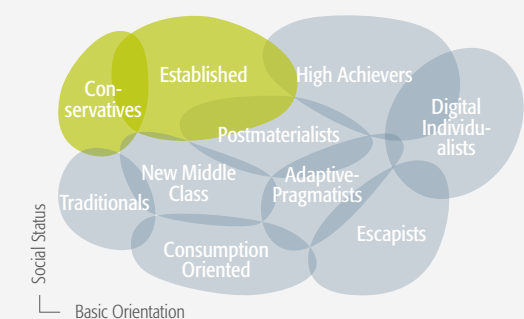
€ 22,534	Ø PENZING
€ 21,271	Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Penzing is mainly home to the Established and Conservatives; this is largely due to the quiet suburban location with good motorway connections, traditional buildings, attractive residential estates with detached family homes, and high-quality construction development projects.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

1150
RUDOLFSHEIM
FÜNFHAUS

CULTURAL MELTING POT

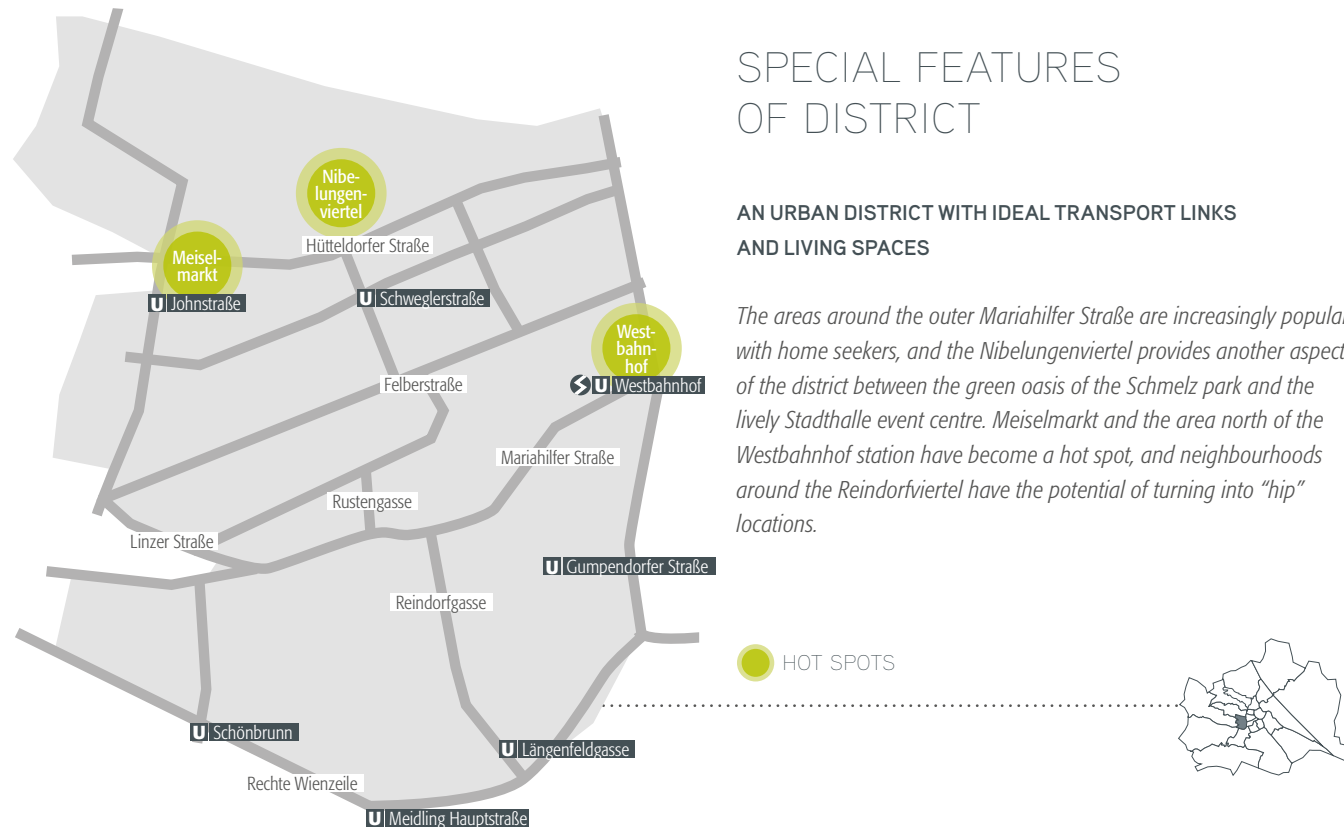
RUDOLFSHEIM-FÜNFHAUS had a long history as a classical working class area with high levels of immigration and street prostitution, but has since improved its image and increased its attractiveness. The revival of some of the individual neighbourhoods with moderate home prices has played a part in the increasing numbers of families as well as young urban city dwellers settling in the district, which is how

the Reindorfassenfest came to be a regular neighbourhood street festival. Entertainment and multicultural shopping opportunities one next to the other can be found at Lugner City, and the Westbahnhof railway station that reopened a few years ago is not just a focal point for travellers, but also accommodates a modern shopping centre. The Auer-Welsbach-Park – the largest in the district at 110,000 m² – is ideal for rest and recreation. ✕

SPECIAL FEATURES OF DISTRICT

AN URBAN DISTRICT WITH IDEAL TRANSPORT LINKS AND LIVING SPACES

The areas around the outer Mariahilfer Straße are increasingly popular with home seekers, and the Nibelungenviertel provides another aspect of the district between the green oasis of the Schmelz park and the lively Stadthalle event centre. Meiselmarkt and the area north of the Westbahnhof station have become a hot spot, and neighbourhoods around the Reindorfviertel have the potential of turning into “hip” locations.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,700 / m²
OTHER € 2,500 / m²

RENTED

FIRST OCCUPANCY € 10.80 / m²
OTHER € 9.70 / m²

INVESTMENT PROPERTY € 1,050 bis € 1,800 / m²

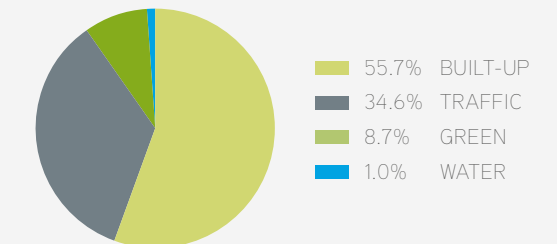
In this district, 556 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €94 million.



HOUSING FACTS

78,349	RESIDENTS 2016
39,196	MAIN RESIDENCES
2.02	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 14,668
MOVED OUT	- 13,043
MIGRATION BALANCE	+ 1,625

USAGE

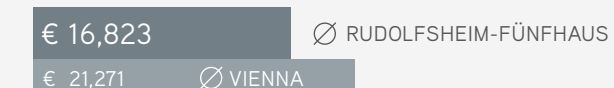


DEMOGRAPHIC FACTS

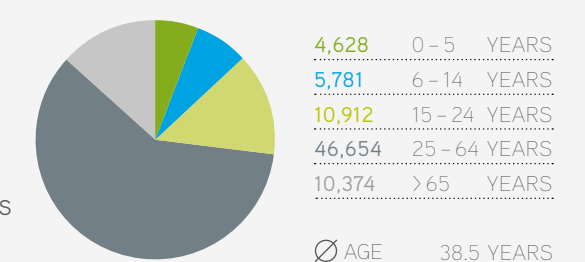
FOREIGN NATIONALS



AVERAGE INCOME *

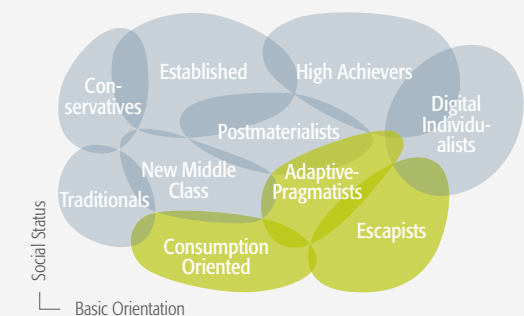


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

There are three groups equally frequent in the Fifteenth District – Escapists and Adaptive-Pragmatists appreciate the plentiful sports, entertainment and shopping facilities in Rudolfshheim-Fünfhaus that are also suitable for the mainstream, while the Consumption Oriented benefit from the inexpensive cafés and restaurants as well as the solid affordable housing.





A BIT MORE PERHAPS?

OTTAKRING IS MORE THAN ITS POPULAR BEER – it's especially the mixture of multiculturalism and growing city character that distinguishes the district. Brunnenmarkt – often referred to by the locals as the “orient around the corner” – is Europe's largest constant street market, and amazingly convenient for shopping.

THE SIXTEENTH DISTRICT is densely built around the Vienna Beltway (“Gürtel”), the quiet residential areas with detached houses and villas only coming into view towards Wilhelminenberg hill; even so, the development potential in the district is far from exhausted. The quarter has space for extensive walks, and the imperialist-style Schloss Wilhelminenberg palace now used as a hotel is located here. ✕

SPECIAL FEATURES OF DISTRICT

EXCLUSIVE WEST, HIP EAST

Ottakring's middle-class west is apparent in the rearward areas of the district. Exclusive locations on Gallitzinberg or Wilhelminenberg hill are amongst the most sought-after, but also most expensive residential areas in the district.

The eastern part with its multicultural population still offers space for project development; the area around Yppenplatz and Brunnenmarkt has evolved into a hot spot over the years, with demand increasing especially amongst young home seekers.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,750 / m²
OTHER € 2,500 / m²

RENTED

FIRST OCCUPANCY € 10.50 / m²
OTHER € 9.20 / m²

INVESTMENT PROPERTY € 1,050 to € 1,900 / m²

In this district, 715 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €148 million.



Roseggergasse 40 / EHL Immobilien

HOUSING FACTS

102,605 RESIDENTS 2016

51,329 MAIN RESIDENCES

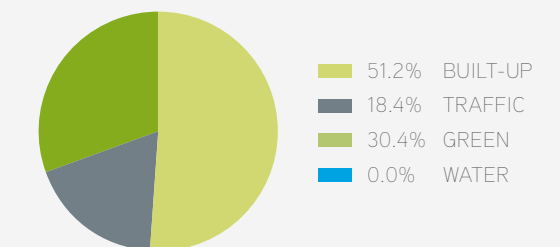
2.02 PERSONS / HOUSEHOLD 2016

MOVED IN + 14,714

MOVED OUT - 13,263

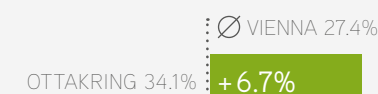
MIGRATION BALANCE + 1,451

USAGE



DEMOGRAPHIC FACTS

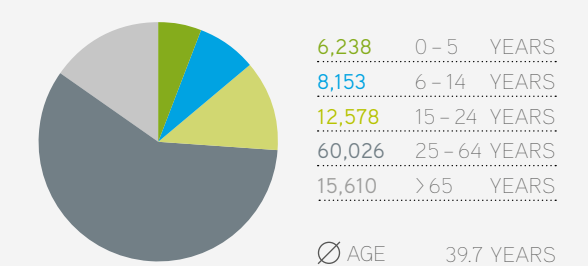
FOREIGN NATIONALS



AVERAGE INCOME *

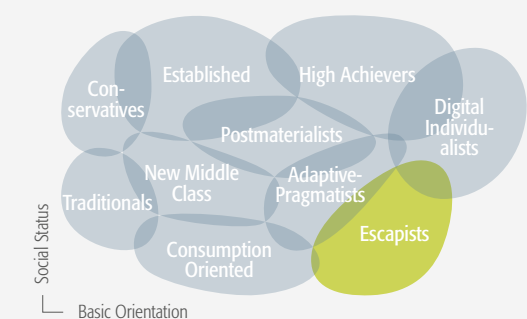


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Ottakring's big-city atmosphere mainly attracts Escapists. The multicultural shopping opportunities, cafés and restaurants, and its proximity to various local scene pubs on the Vienna Beltway (“Gürtel”) have made the district even more attractive to Escapists.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

1170
HERNALS

LIFE IN COLOUR

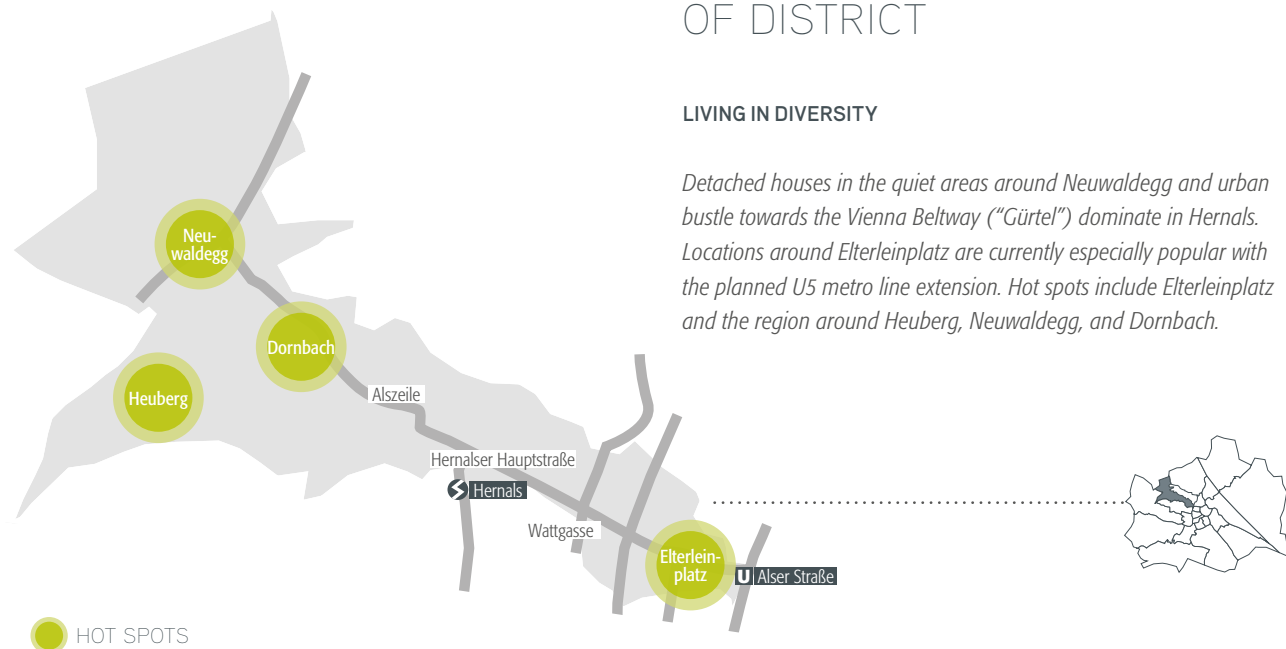
THE WESTERN PART OF HERNALS has a distinctly village-like structure with many detached homes and villas albeit with increasing numbers of apartment buildings and council housing towards the Beltway ("Gürtel"). Even so, the Seventeenth District is one of Vienna's greenest with plenty of opportunities for rest and recreation in Schwarzenbergpark, Schafberg and Kongresspark, and a host of nearby

recreational resorts besides. Hernal is also home to Vienna's oldest indoor swimming pool, Jörgerbad, which provides a wide range of sports opportunities under an architecturally fascinating glass roof. The planned expansion of the U5 metro line should bring many changes to the district with a station on Elterleinplatz planned in one of the extension stages to the new route. ✕

SPECIAL FEATURES OF DISTRICT

LIVING IN DIVERSITY

Detached houses in the quiet areas around Neuwaldegg and urban bustle towards the Vienna Beltway ("Gürtel") dominate in Hernal. Locations around Elterleinplatz are currently especially popular with the planned U5 metro line extension. Hot spots include Elterleinplatz and the region around Heuberg, Neuwaldegg, and Dornbach.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,950 / m²
OTHER € 2,700 / m²

RENTED

FIRST OCCUPANCY € 10.50 / m²
OTHER € 9.60 / m²

INVESTMENT PROPERTY € 1,100 to € 2,000 / m²

In this district, 524 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €122 million.

HOUSING FACTS

56,329 RESIDENTS 2016

27,961 MAIN RESIDENCES

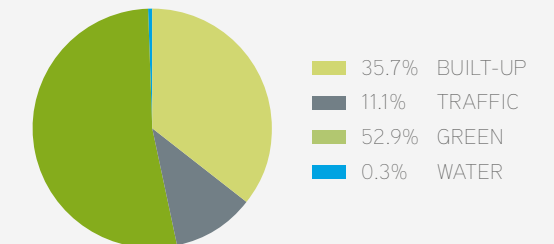
2.04 PERSONS / HOUSEHOLD 2016

MOVED IN + 8,692

MOVED OUT - 8,213

MIGRATION BALANCE + 479

USAGE



DEMOGRAPHIC FACTS

FOREIGN NATIONALS

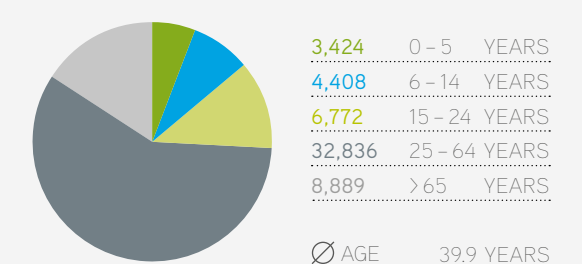
HERNALS 31.9% + 4.5%
Ø VIENNA 27.4%

AVERAGE INCOME *

€ 20,026 Ø HERNALS

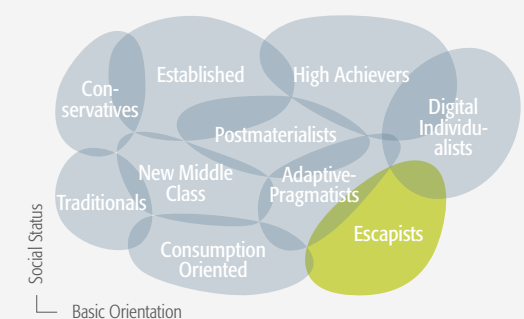
€ 21,271 Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Escapists are especially drawn to the colourful mix of lifestyles and cultures in the Seventeenth District, as they appreciate the nearby alternative pub and restaurant scene in the middle of the district and close to the Vienna Beltway ("Gürtel"), and also the attractively priced housing.



1180
WÄHRING

URBAN GREEN

WÄHRING has a reputation as a middle-class upmarket district despite its proximity to the Vienna Beltway ("Gürtel"). The district owes this distinction to the villa neighbourhood around Türkenschanzpark as well as the area around Hasenauerstraße with its luxurious villas. Even so, the district has a significant proportion of Wilhelminian houses and council housing, especially near the Beltway ("Gürtel").

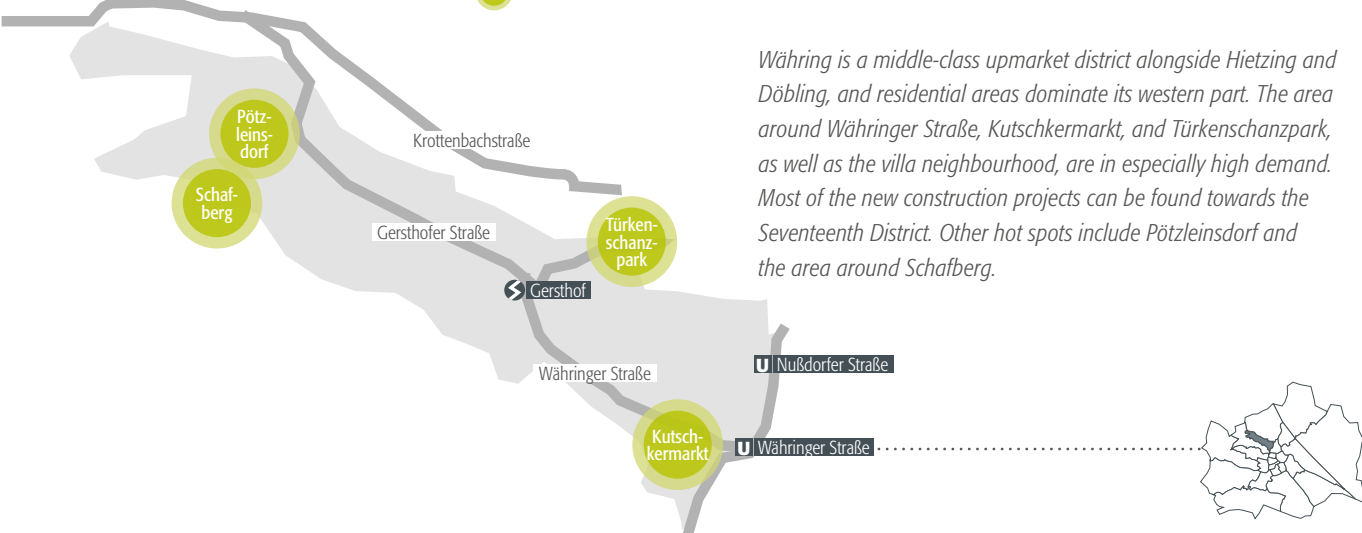
THE MANY CAFÉS AND RESTAURANTS from around the world connect the people living in the area, while large parks such as Währinger Park – where the district borders on Döbling –, Pötzleinsdorfer Schlosspark and Türkenschanzpark provide plenty of green space for rest and recreation. WIFI Wien is an important training centre, and is also home to the FH Wien University of Applied Sciences of WKW. ✕

SPECIAL FEATURES OF DISTRICT

DENSE DEVELOPMENT WITH GREEN EDGES

Währing is a middle-class upmarket district alongside Hietzing and Döbling, and residential areas dominate its western part. The area around Währinger Straße, Kutschkermarkt, and Türkenschanzpark, as well as the villa neighbourhood, are in especially high demand. Most of the new construction projects can be found towards the Seventeenth District. Other hot spots include Pötzleinsdorf and the area around Schafberg.

HOT SPOTS



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 5,200 / m²
OTHER € 3,400 / m²

RENTED

FIRST OCCUPANCY € 12.60 / m²
OTHER € 10.50 / m²

INVESTMENT PROPERTY € 1,800 to € 3,900 / m²

In this district, 547 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €190 million.



Hockegasse 43 / EHL Immobilien

© Verena Küller-Ochsenhofer

HOUSING FACTS

50,283 RESIDENTS 2016

25,967 MAIN RESIDENCES

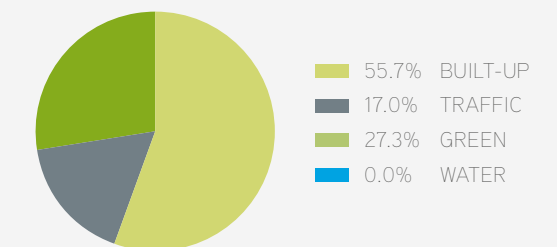
1.96 PERSONS / HOUSEHOLD 2016

MOVED IN + 6,955

MOVED OUT - 5,597

MIGRATION BALANCE + 998

USAGE

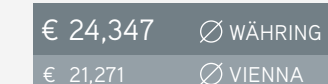


DEMOGRAPHIC FACTS

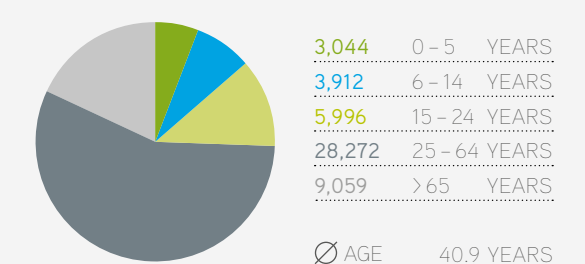
FOREIGN NATIONALS



AVERAGE INCOME *

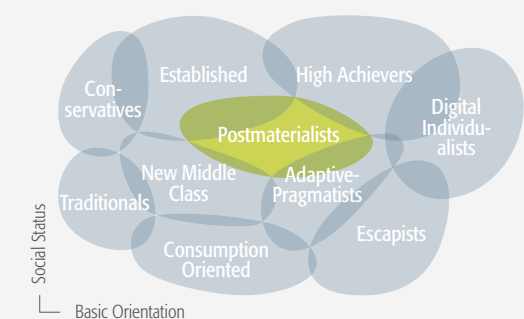


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

The Eighteenth District is very well-connected to the inner districts of Vienna via the U6 metro line; this, the family-oriented atmosphere, and wide green spaces make Währing the perfect location for Postmaterialists.



1190
DÖBLINGLUXURY ON
THE OUTSKIRTS

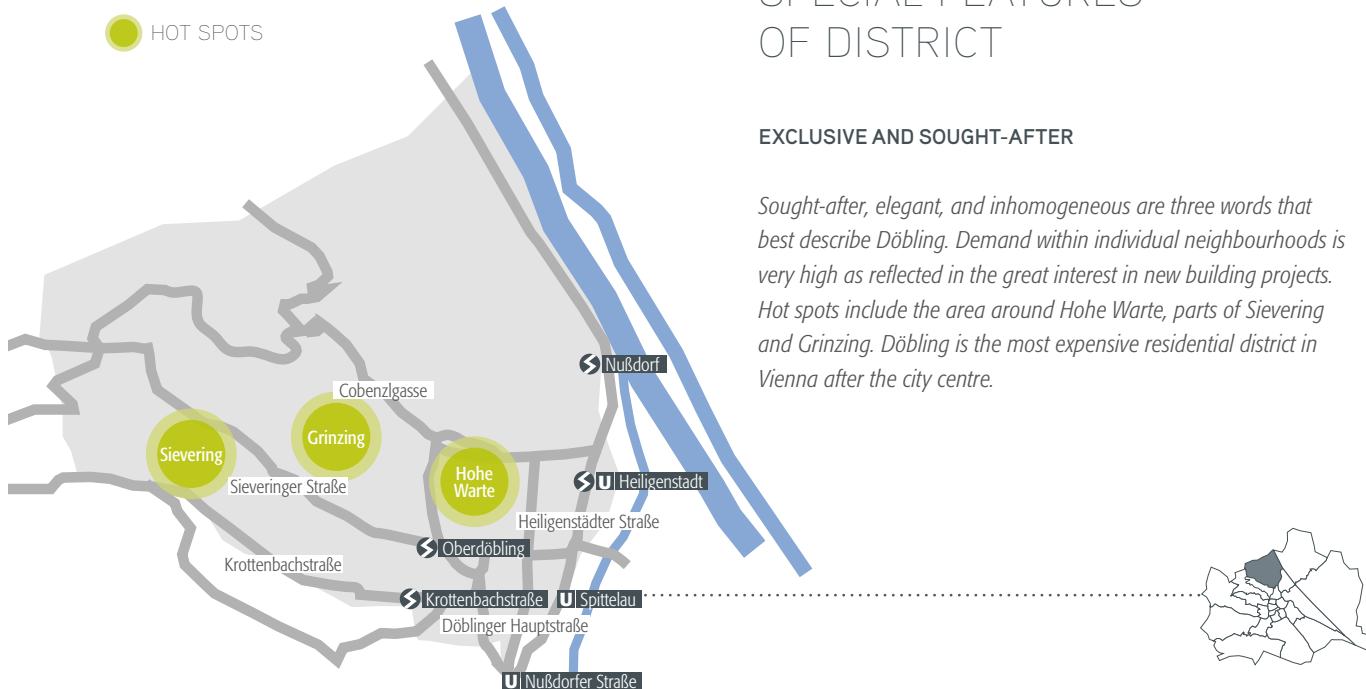
DÖBLING HAS THE LARGEST VINEYARDS IN VIENNA and is also known for the many traditional wine taverns; the golden grapes in the district's emblem are there for a reason. Large parts of the district have residential neighbourhoods as reflected in house prices for the 1190 postcode.

THERE ARE STILL council houses here, ensuring a balanced population structure. The most famous is one kilometre in length, Karl-Marx-Hof. Hermannskogel, Kahlenberg, Leopoldsberg, and Cobenzl are ideal destinations for a day out walking or hiking, and the Krapfenwaldbad swimming pool has a great view over Vienna. ✕

SPECIAL FEATURES
OF DISTRICT

EXCLUSIVE AND SOUGHT-AFTER

Sought-after, elegant, and inhomogeneous are three words that best describe Döbling. Demand within individual neighbourhoods is very high as reflected in the great interest in new building projects. Hot spots include the area around Hohe Warte, parts of Sievering and Grinzing. Döbling is the most expensive residential district in Vienna after the city centre.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 5,950 / m²
OTHER € 3,950 / m²

RENTED

FIRST OCCUPANCY € 12.90 / m²
OTHER € 10.90 / m²

INVESTMENT PROPERTY € 1,800 to € 4,500 / m²

In this district, 547 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €219 million.



HOUSING FACTS

71,609 RESIDENTS 2016

36,419 MAIN RESIDENCES

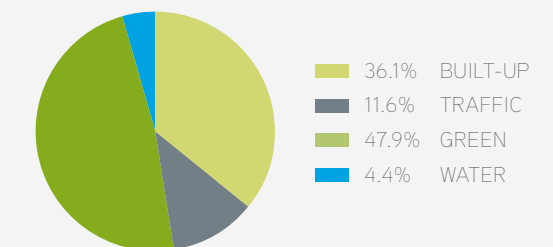
1.98 PERSONS / HOUSEHOLD 2016

MOVED IN + 8,302

MOVED OUT - 6,495

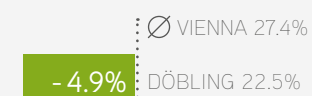
MIGRATION BALANCE + 1,807

USAGE



DEMOGRAPHIC FACTS

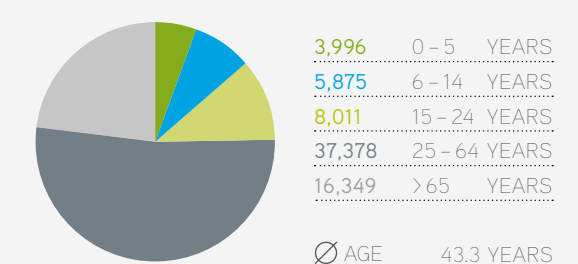
FOREIGN NATIONALS



AVERAGE INCOME *

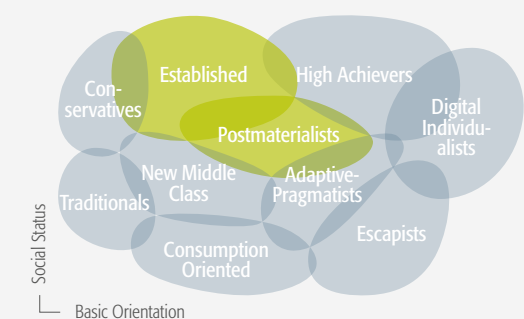
€ 25,675 Ø DÖBLING
€ 21,271 Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

The Established and Postmaterialists are represented in above-average numbers in Döbling; the villas mentioned above are most preferred by the Established, as are the quality shopping opportunities and exclusive cafés and restaurants. Postmaterialists appreciate the quiet traffic location with plentiful green space and attractive opportunities for rest and recreation in the district.

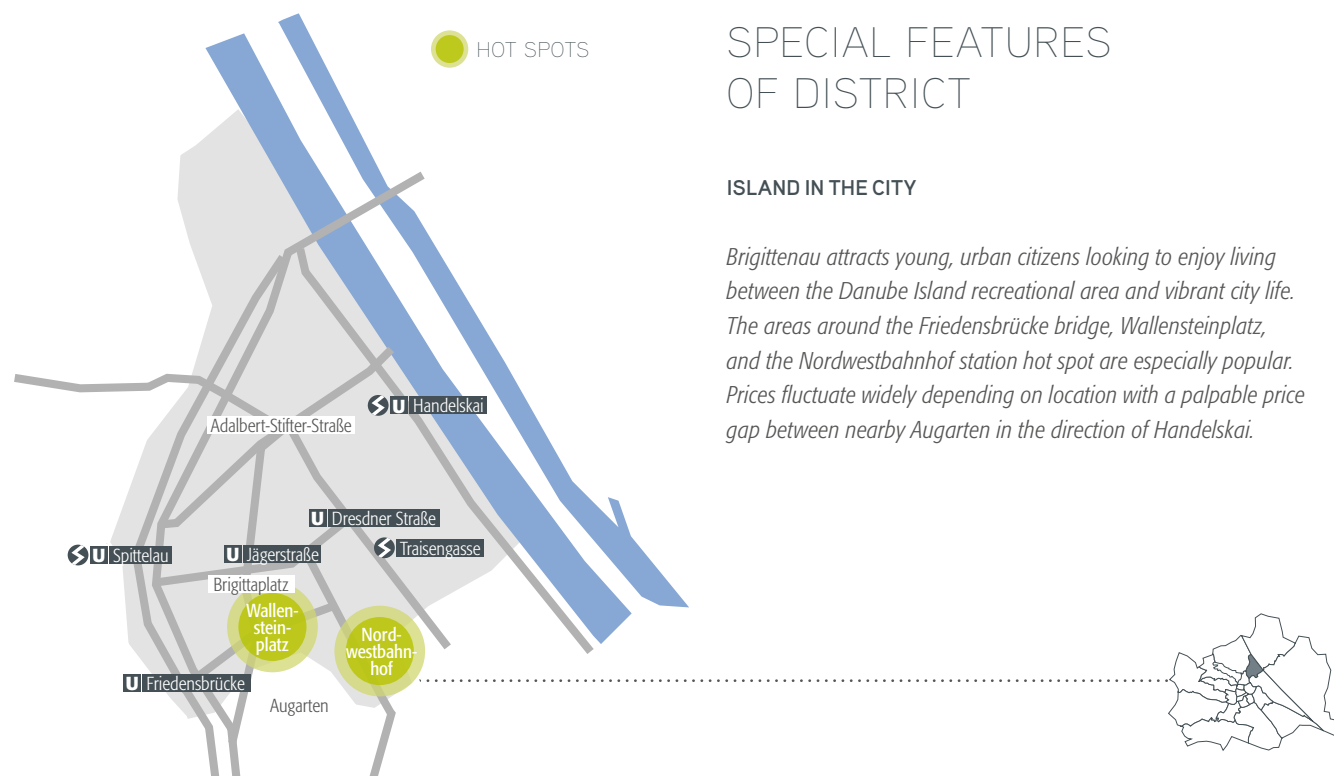




BRIDGES CONNECT PEOPLE

THE TWENTIETH DISTRICT lies between the Danube and the Donaukanal branch of the Danube, and around twenty-five bridges connect the district to neighbouring districts, many to Döbling and further afield to Alsergrund; some lead to Floridsdorf. Brigittenau boasts a very good overall transport situation with the city centre, or alternatively for relaxation.

DONAUKANAL AND DANUBE ISLAND are within easy reach. Traffic is mostly busy in this district, although the moderate rents make up for it. Brigittenau will continue to grow in the coming years with sites such as the Nordwestbahnhof station area with apartments and jobs planned for around twelve thousand people in a new city quarter by 2025.



SPECIAL FEATURES OF DISTRICT

ISLAND IN THE CITY

Brigittenau attracts young, urban citizens looking to enjoy living between the Danube Island recreational area and vibrant city life. The areas around the Friedensbrücke bridge, Wallensteinplatz, and the Nordwestbahnhof station hot spot are especially popular. Prices fluctuate widely depending on location with a palpable price gap between nearby Augarten in the direction of Handelskai.

HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,650 / m²
OTHER € 2,250 / m²

RENTED

FIRST OCCUPANCY € 10.40 / m²
OTHER € 9.40 / m²

INVESTMENT PROPERTY € 1,000 to € 1,700 / m²

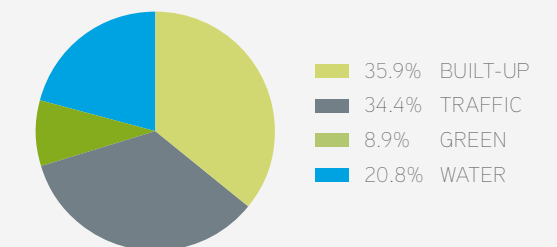
In this district, 781 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €157 million.



HOUSING FACTS

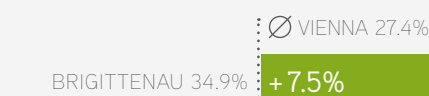
85,815	RESIDENTS 2016
42,483	MAIN RESIDENCES
2.04	PERSONS / HOUSEHOLD 2016
MOVED IN	+ 11,400
MOVED OUT	- 11,435
MIGRATION BALANCE	- 35

USAGE



DEMOGRAPHIC FACTS

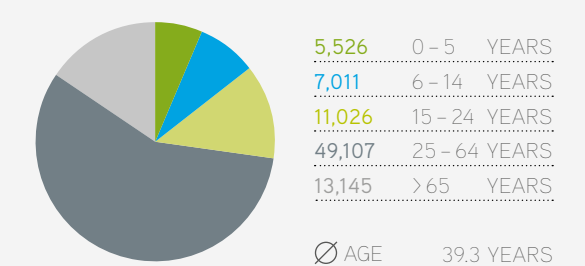
FOREIGN NATIONALS



AVERAGE INCOME *

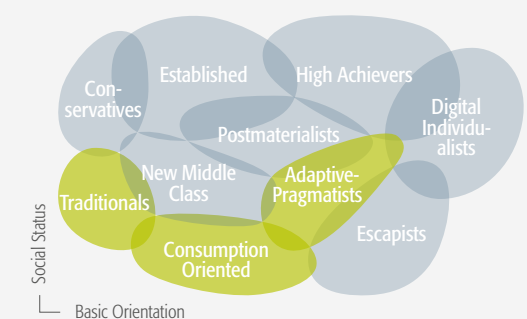


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Three groups are represented in above-average numbers – the Consumption Oriented appreciate the affordable cost of living and traditional coffee-house culture in the district, while the many sports facilities appeal to the Adaptive-Pragmatists. Many Traditionals also live in the district, and value residential locations in stable neighbourhoods.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



FUTURE ON THE WATER

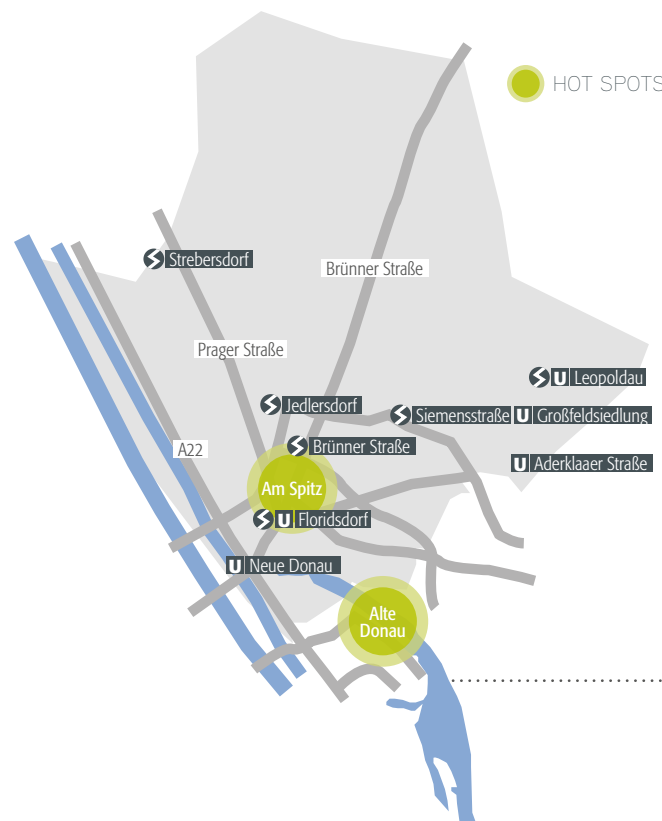
FLORIDSDORF is not only known for its council housing, but also for its idyllic, village-like structures in Stammersdorf and Strebersdorf with their old wine cellars and cellar lanes so typical of this district. The district is home to the Alte Donau, or Old Danube, and Danube Island providing valuable recreational and leisure opportunities for the population.

IDEAL TRANSPORT LINKS using private vehicles and public transport are available at Floridsdorfer Spitz, the heart of the district, which is currently undergoing refurbishment. This is also where the Floridsdorf market and other shops are located. Krankenhaus Nord – the northern hospital to be completed in 2018/2019 – will be providing nearby health-care facilities in the district. ✕

SPECIAL FEATURES OF DISTRICT

THE TWENTY-FIRST DISTRICT IS BOOMING

The trend of living north of the Danube stems from housing prices that are still affordable, and excellent transport links by train and metro. The hot spot along the Old Danube recreational area up to Floridsdorfer Spitz is especially popular among home seekers.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,550 / m²
OTHER € 2,250 / m²

RENTED

FIRST OCCUPANCY € 10.40 / m²
OTHER € 9.60 / m²

INVESTMENT PROPERTY € 800 to € 1,400 / m²

In this district, 1,035 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €208 million.



HOUSING FACTS

155,986 RESIDENTS 2016

73,847 MAIN RESIDENCES

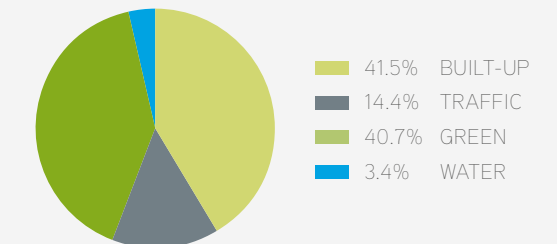
2.12 PERSONS / HOUSEHOLD 2016

MOVED IN + 14,799

MOVED OUT - 10,793

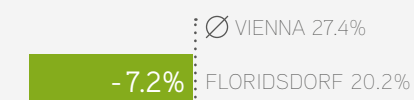
MIGRATION BALANCE + 4,006

USAGE



DEMOGRAPHIC FACTS

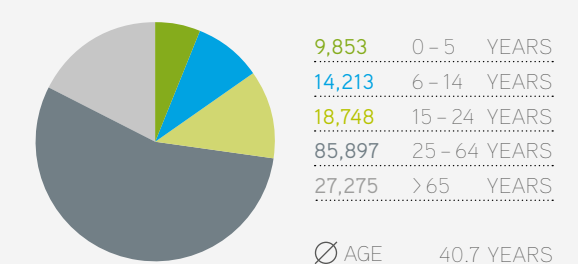
FOREIGN NATIONALS



AVERAGE INCOME *

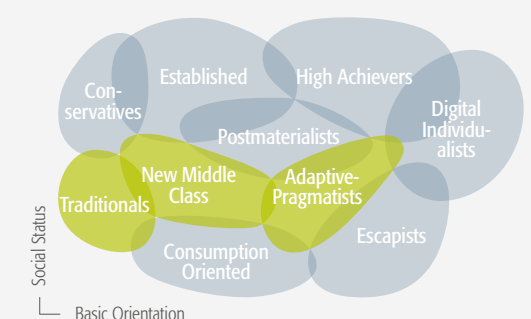
€ 21,317	Ø FLORISDORF
€ 21,271	Ø VIENNA

AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Traditionals, Adaptive-Pragmatists, and the New Middle Class are especially at home here. The village structures and pending expansion in healthcare facilities are attractive to Traditionals, while the proximity to Danube Island and family-oriented residential buildings appeal to the Adaptive-Pragmatists; the New Middle Class is drawn to the harmonious settlements on the outskirts with low immigrant populations.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

THE NEW TOWN

Aspern district urbanisation project is set to provide homes for around twenty thousand people in a new and lively neighbourhood by 2028. Donaustadt provides even more than that – such as the Donauzentrum for shopping not far from Alte Donau, or Old Danube, and Lobau natural recreational area.

Map of Vienna showing the Danube river and surrounding areas. The map highlights 'HOT SPOTS' in green circles: Alte Donau, Donau-City, and Seestadt Aspern. Various subway stations are marked with 'U' and street names are labeled. The Danube river is shown in blue, flowing from the top left towards the bottom right.

HOT SPOTS:

- Alte Donau
- Donau-City
- Seestadt Aspern

Subway Stations (U):

- U Rennbahnweg
- U Kagraner Platz
- U Kagran
- U Alte Donau
- U Kaisermühlen VIC
- U Donauintel
- U Stadlau
- U Donaustadtbrücke
- U Aspernstraße
- U Aspern Nord
- U Seestadt
- U Hardegasse
- U Donauspital

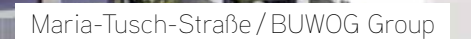
Streets:

- Wagramer Straße
- Raffineriestraße
- Hausfeldstraße

Legend:

- HOT SPOTS

HOT SPOTS



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016



POTENTIAL IN THE SOUTH

LIESING IS THE southernmost outskirts district of Vienna, and one of the most sparsely populated with much potential for urban expansion projects such as the ERntelAA housing and urban gardening area development with roof gardens. Divided into different parts, Liesing has a combination of classic residential areas such as in Siebenhirten,

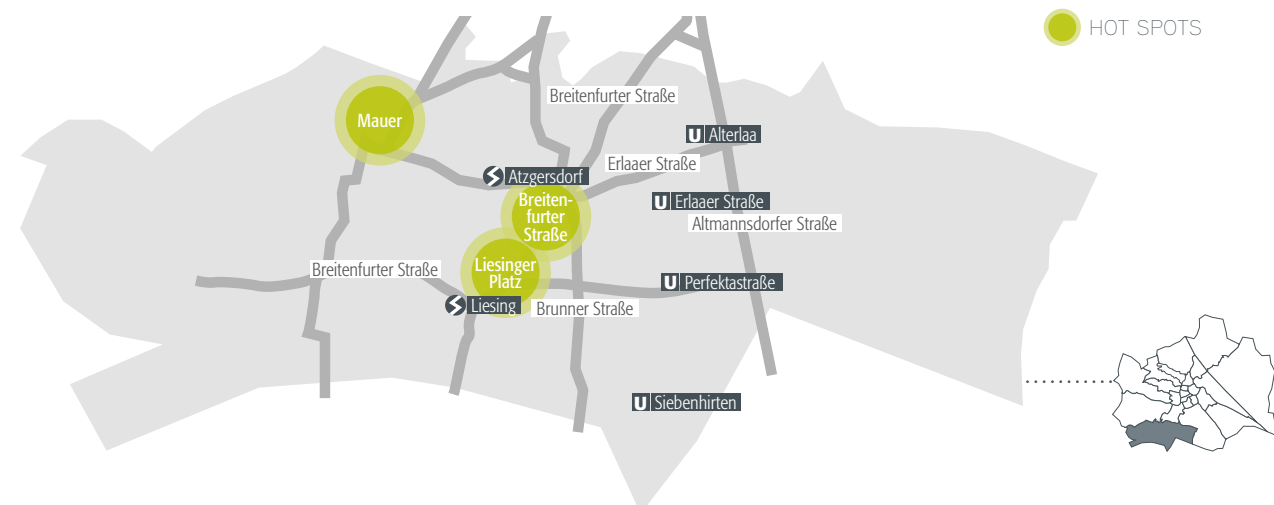
industrial estates, e.g. in Inzersdorf, and residential districts with wine taverns such as Mauer. Cultural highlights include the Schloss Liesing and Schloss Alterlaa palaces as well as the Draschepark former baroque palace gardens. The Sterngarten, or "star garden", open-air planetarium on Georgenberg hill provides an uninterrupted view up into the open sky. ✕

SPECIAL FEATURES OF DISTRICT

LINK BETWEEN VIENNA AND SURROUNDINGS

Liesing is ideal for families drawn to the proximity of the city while preferring rural life at home. Apart from the projects currently under

development, Mauer and the area around Kalksburg are amongst the most popular neighbourhoods in the Twenty-Third District, while numerous projects in the area around Liesinger Platz and along Breitenfurter Straße are in planning, and some have already been completed.



HOUSING COSTS (PRICE / m²)

OWNER-OCCUPIED

FIRST OCCUPANCY € 3,750 / m²
OTHER € 2,750 / m²

RENTED

FIRST OCCUPANCY € 10.50 / m²
OTHER € 9.70 / m²

INVESTMENT PROPERTY € 900 to € 1,800 / m²

In this district, 546 changes of ownership were registered in the land registry in 2016, with a total sales value of approx. €129 million.



Breitenfurter Straße 223-237, 239 / BUWOG Group

HOUSING FACTS

98,391 RESIDENTS 2016

46,052 MAIN RESIDENCES

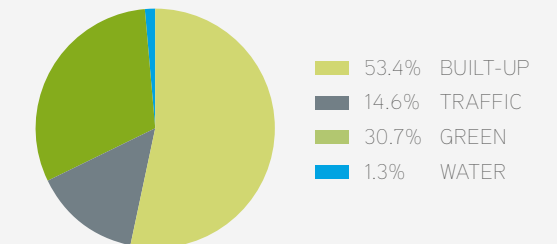
2.14 PERSONS / HOUSEHOLD 2016

MOVED IN + 7,806

MOVED OUT - 6,009

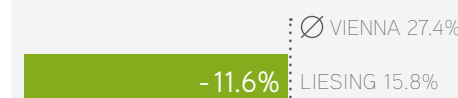
MIGRATION BALANCE + 1,797

USAGE

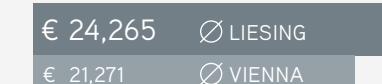


DEMOGRAPHIC FACTS

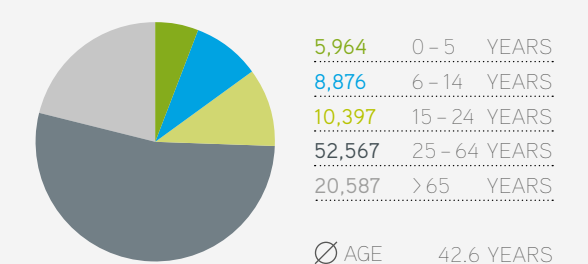
FOREIGN NATIONALS



AVERAGE INCOME *

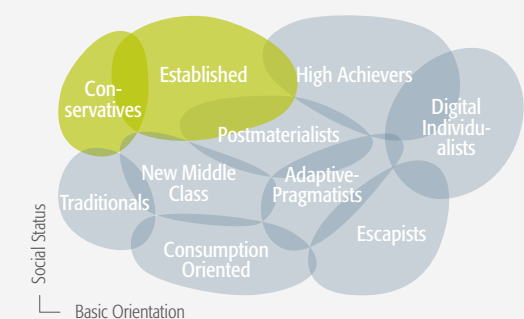


AGE PROFILE OF POPULATION



SINUS-MILIEUS®

Liesing is mainly home to the Established and Conservatives. The Established appreciate the attractive pension properties with promises of rising property prices, personal service in small boutiques, and easy access to high-quality destinations, while Conservatives are drawn to the traditional area, proximity to the imperial ambience, and the generously dimensioned plots of land.



* Source: Statistics Austria, wage tax statistics for 2015, average annual net income for employees in total, in euros, valid as of December 2016

BUWOG GROUP PROJECTS



- 140 PRIVATELY FINANCED FREEHOLD APARTMENTS
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- IDEAL BLEND BETWEEN CITY AND NATURE
- WWW.FREIRAUM.BUWOG.COM

Correct as of: February 2017, subject to change

CITY LIFE CLOSE TO NATURE

FREI:RAUM21 / 1210 VIENNA, KARL-NIESCHLAG-GASSE 9

FLOURISHING FLORIDSDORF currently has a BUWOG Group housing development with a hundred and forty privately financed freehold apartments. The well-lit and perfectly designed interior layouts, high-quality modern fittings, and timeless elegance of the architecture in the new complex provide a maximum in comfort and quality of living.

THE FREI:RAUM21 PROJECT lives up to its name – nestling in green surroundings, each residential unit has its own balcony, terrace, or private garden. Future owners will be given an option to rent a patch on the communal roof garden for growing their own herbs and vegetables.

THE COMPLEX LEAVES NOTHING TO BE DESIRED and provides an ideal blend of city life and closeness to nature; especially families will find the perfect space to grow and flourish with the forest playground for children and young people.

THE INFRASTRUCTURE and public facilities in the area are just as impressive with the nearest day-care centre and elementary school only five minutes away on foot, or twelve minutes to the nearest Gymnasium high school. The Vienna Business School and Vienna International School are also within easy reach.

THE NEARBY SCN AND DONAUZENTRUM have cinemas along with a host of catering establishments and supermarkets, and the Sozialmedizinisches Zentrum Ost medical centre has doctors and pharmacies for local healthcare provision.

THE METRO takes around ten minutes to reach the city centre, and motorists will appreciate the Floridsdorf junction for destinations in any direction. There is free parking around the frei:raum21 complex, and there will also be an underground garage for motorcycles and cars. ✕

Correct as of: February 2017, subject to change

BUWOG GROUP PROJECTS

LIVING IN VIENNA BY THE WIEN RIVER

CITY APARTMENTS / 1120 VIENNA, RECHTE WIENZEILE 229

A HUNDRED AND FORTY-FOUR beautifully appointed City Apartments to be constructed at Rechte Wienzeile 144 will be a mere ten minutes' walk from Schönbrunn Palace. The privately financed apartments for owner-occupiers and investors each have one to three bedrooms and around 46 to 107 m² floor space; intelligent floor layouts vary to match different lifestyles. All of the apartments are equipped with a private balcony, terrace, or loggia. Residents will have the opportunity to relax and retire in their own oasis of calm despite the close proximity to bustling city life, making the City Apartments ideal for those people drawn as much to the vibrant action around Wienzeile as they are to quality time at home.

THE SURROUNDING AREA has much of the features that are essential to structured daily routine – everyday facilities such as doctors, supermarkets, and schools are within easy reach, the property is also a prime location for recreational activities such as jogging in the Schönbrunn gardens, shopping on Meidlinger Hauptstraße, or working out at the nearby gym. Transport links to the property are ideal with the U4 metro line and four bus lines – 9A, 10A, 15A, and 63A – taking residents anywhere in Vienna or to the city centre within minutes. Two motorways – A1 Hadikgasse exit and A2 Grünbergstraße exit – are just minutes' drive away from the property, which also boasts an underground garage. ✕

- 144 PRIVATELY FUNDED OWNER-OCCUPIER AND INVESTMENT APARTMENTS
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- IDEAL INFRASTRUCTURE AND TRANSPORT CONNECTIONS
- WWW.CITYAPARTMENTS.BUWOG.COM



BUWOG GROUP PROJECTS

- 164 PRIVATELY FINANCED FREEHOLD APARTMENTS
- 78 RENTAL APARTMENTS
- BRIGHT ROOMS WITH A BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- GOOD TRANSPORT CONNECTIONS
- WWW.SAGEDERGASSE21.AT

AWAY FROM THE DAILY GRIND

SOUTHGATE / 1120 VIENNA, SAGEDERGASSE 21A

SOUTHGATE OPENS THE DOORWAY to the south – the property is aligned to the sun for a bright and cheerful atmosphere. Seventy-eight apartments have already been completed in the housing initiative; an additional 164 privately financed freehold apartments in five freestanding buildings with nineteen to eighty-four units each will be ready by the autumn of 2017. All of the apartments are equipped with a private balcony, loggia, terrace, or garden in the future. Floor to ceiling glazing in most of the apartments and an airy room height of 2.6m give each apartment an atmosphere of openness and freedom. The high-quality BUWOG fixtures and fittings ensure perfect comfort indoors with spacious and well-designed floor plans for ideal use of space; all apartments are equipped with underfloor heating.

THE PROPERTY will offer plenty of room for rest and relaxation with plenty of seating in the courtyard, a playground for kids and young people, and three playgrounds for small children. A shared terrace with seating and flower troughs is planned. Residents will be able to escape the hectic of everyday in this park-like landscape, and enjoy a largely uninterrupted view to the south. SOUTHGATE provides an oasis of peace in the urban and dynamically developing surroundings of Altmannsdorf and Hetzendorf.

GOOD PUBLIC TRANSPORT CONNECTIONS are assured with the U6 metro station at Am Schöpfwerk as well as Hetzendorf S-Bahn regional railway station within walking distance, and the 64A and 16A bus lines in the immediate vicinity. Both the city of Vienna and its surroundings are within quick reach by car; an underground garage with around two hundred parking spaces and two e-service stations are available within the complex. There are also day-care centres, schools, sports and recreation facilities as well as pharmacies and supermarkets nearby. ✕

Correct as of February 2017, subject to change

BUWOG GROUP PROJECTS

OUT INTO THE GREAT OUTDOORS

TÖLLERGASSE T(H)REE / 1210 VIENNA, TÖLLERGASSE 3

SUSTAINABLE LIVING CLOSE TO NATURE coupled with the advantages of modern city life – Töllergasse 3 between Leopoldauer Straße and Satzingerweg will be exactly this. Ninety-six privately financed freehold apartments with one to three bedrooms and floor space ranging from 59 to 127 m² in four buildings are due for completion by 2018; residents will appreciate the peaceful location nestled in a beautiful natural wooded area with the nearby Hans-Hirsch-Park. Each apartment will be equipped with a balcony, loggia, terrace, or private garden for residents to enjoy this idyllic living experience – the architecture allows perfect views of the surrounding greenery due to the low buildings in the neighbourhood and abundant glazing.

AS CLOSE TO NATURE as the Töllergasse t(h)ree project might be with the Obere Alte Donau, or Upper Old Danube, and Danube Island nearby, the property has ideal transport connections with two bus lines

within a minute's walk away, bringing future residents to the U6 Floridsdorf and U1 Rennbahnweg metro stations, and several S-Bahn regional railway lines from Floridsdorf station.

THE FLORIDS DORF JUNCTION and A22 motorway exit are within easy reach; local shops and a day-care centre are within walking distance from the property, and there are four elementary schools within two kilometres. The property is also equipped with a playground and outdoor gym facilities as well as its own recreational areas. The underground garage has a sufficient number of parking spaces available.

SUSTAINABILITY has been given priority in this development with the residents' power requirement largely covered by renewable energy sources – a water-water heat pump inside the building supplies heating and hot water, and green electricity powers the complex. ✕

- 96 PRIVATELY FINANCED FREEHOLD APARTMENTS
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- GREEN OASIS IN A QUIET NEIGHBOURHOOD
- GOOD TRANSPORT CONNECTIONS
- WWW.TOELLERGASSE.BUWOG.AT

Correct as of February 2017, subject to change

BUWOG GROUP PROJECTS

- AROUND 280 RENTAL APARTMENTS
- MORE THAN 200 PRIVATELY FINANCED FREEHOLD APARTMENTS
- BALCONY, LOGGIA, TERRACE, OR PRIVATE GARDEN
- IDEAL INFRASTRUCTURE AND TRANSPORT CONNECTIONS
- WWW.RIVUS.BUWOG.COM

LIVING ON THE SUNNY SIDE

RIVUS / 1230 VIENNA, BREITENFURTER STRASSE 223-237, 239; 1230 VIENNA, GREGORYGASSE 10B

A STATE-OF-THE-ART RESIDENTIAL ESTATE with a total of about five hundred units is under construction in a very well-developed suburban location in Atzgersdorf, and should be ready by 2018. The RIVUS project's seven stand-alone buildings with 281 rental apartments built as part of the housing initiative, and 228 privately financed freehold apartments, will appeal to families, nature lovers, and aficionados of urban living in particular as this location provides an ideal combination of green space and city life.

NESTLED IN GREEN SURROUNDINGS on the idyllic Liesingbach brookscape, RIVUS presents a host of opportunities to relax and recuperate – residents will have their own open space with each unit equipped with a balcony, loggia, terrace, or private garden. The complex will include many green spaces, a swimming pool on the roof of one of the buildings exclusively for residents, and a children's playground. The

apartments are arranged to afford top living quality in bright apartments with many hours of sunshine. The intelligent layout and high standards of equipment with parquet floors, and underfloor heating give owner-occupiers and tenants alike the best possible comfort.

LIFE IS GOOD IN THE SOUTH OF VIENNA, but the centre is not far away with a bus stop on the front door and the Atzgersdorf regional railway station and Meidling railway station only a few minutes away by bus; downtown Vienna is only half an hour away by car. A day-care centre, an elementary school, and a supermarket are part of the general RIVUS project to be developed in the next few years. More shops, pharmacies, and doctors' offices are available on Breitenfurter Straße, as are many dining establishments and taverns close by in Atzgersdorf or the adjacent Mauer district.

Correct as of: February 2017, subject to change

EHL IMMOBILIEN PROJECTS

BETWEEN THE DANUBE AND THE GREEN PRATER

1020 VIENNA, ENGERTHSTRASSE 216

- COMPLETION IN SPRING 2019
- ONE AND TWO-BEDROOM APARTMENTS WITH 40 TO 90 m² FLOOR SPACE
- FIRST OCCUPANCY
- COMPLETE KITCHENS WITH APPLIANCES
- DAY-CARE CENTRE ON SITE
- EXTENSIVE SPORTS AND RECREATION FACILITIES

BETWEEN DANUBE ISLAND AND THE GREEN PRATER, a new residential project divided into five buildings with up to ten floors above ground will provide 160 rental apartments with outside areas.

THE ONE AND TWO-BEDROOM APARTMENTS with 40 to 90 m² floor space are ideal for students, couples and families, and are equipped with oak parquet floors, underfloor heating, fully fitted kitchens including electrical appliances, and a security door as standard.

THE IMMEDIATE SURROUNDINGS consist of excellent infrastructure facilities and a selection of local amenities as well as healthcare and education services. One of the buildings will have a day-care centre on the ground floor with adjoining open spaces. The Messe-Prater metro station is around four hundred metres away, and the Vienna University of Economics and Business campus is also within easy walking distance. The A23 motorway is a few minutes away by car, and it takes around twenty minutes to reach Vienna airport. The property's closeness to the Green Prater park and Ernst Happel Stadium, the Stadionbad, and Danube Island provide extensive sports and recreation opportunities.



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EHL IMMOBILIEN
PROJECTS

PREMIUM LIVING IN THE HEART OF PENZING

STEINTERRASSEN / 1140 VIENNA, LEYSERSTRASSE 2

CENTRAL LOCATION WITH IDEAL INFRASTRUCTURE with nature close by, all of which can be found in the new Steinterrassen freehold residential project in the heart of Penzing.

A TOTAL OF EIGHTY privately financed one and two-bedroom apartments will be built on the corner of Leyserstraße and Hütteldorfer Straße. The apartments have 48 to 78 m² floor space and benefit from under-floor heating, parquet floors, fitted kitchens, and loggias, balconies, or terraces. Garage parking is also separately available for purchase.

THE NEARBY HÜTTELDORFER STRASSE METRO STATION serving the U3 line, bus, train, and tram stops provide excellent public transport. A variety of shops and a wide range of cafés and restaurants are available in the surrounding area. Hietzing centre, the Tiergarten and Schönbrunn palace gardens are a quick bus ride away taking the 51A line.

A DAY-CARE CENTRE is located in the complex, and there are elementary and high schools nearby.



- COMPLETION IN SUMMER 2018
- 80 PRIVATELY FINANCED FREEHOLD APARTMENTS
- ONE TO TWO BEDROOMS, BETWEEN 48 AND 78m² OF TOTAL FLOOR SPACE
- FIRST-CLASS LOCATION
- BALCONY, TERRACE, OR LOGGIA
- PERFECT INFRASTRUCTURE



EHL IMMOBILIEN
PROJECTS

- COMPLETION IN WINTER 2018
- FIRST OCCUPANCY IN EXCELLENT LOCATION
- FASCINATING PANORAMIC VIEWS
- SMART SECURITY SYSTEM
- INTEGRATED SUN PROTECTION
- GARAGE PARKING IN THE BUILDING



LIVING ABOVE THE ROOFTOPS OF VIENNA

PARKAPARTMENTS AM BELVEDERE / 1100 VIENNA, ARSENALSTRASSE 12-16

PARKAPARTMENTS AM BELVEDERE – uniquely built on columns with fabulous views from every floor, the three buildings rise high above the rooftops of Vienna.

IN THE MIDST OF CITY LIFE and nature as designed by architect Renzo Piano, the housing project comprises three hundred residential units each with at least 46m² floor space, intelligent floor plans, and modern amenities; each apartment has a balcony, terrace, or loggia. The well-designed one to five-bedroom freehold apartments provide a variety of housing options for singles, commuters, investors as well as couples and families.

THE PARKAPARTMENTS AM BELVEDERE are located directly on the large green space made up of the Swiss Garden, Botanical Garden and Belvedere palace gardens; the nearby Hauptbahnhof main station features diverse cafés and restaurants as well as a variety of shopping opportunities, and the surrounding museums provide countless opportunities for artistic and cultural pursuits.

VIENNA HAUPTBAHNHOF MAIN STATION is just a five-minute walk away, and Vienna Airport is reachable within half an hour. A well-developed road network also ensures convenient mobility by bike or car.



EHL IMMOBILIEN PROJECTS

LIVING ON LIESINGBACH BROOK

PARK FLATS 23 / 1230 VIENNA, HILDE-SPIEL-GASSE 2-4

THE PARK FLATS 23 RESIDENTIAL PROJECT benefits from an urban location on the southern outskirts of Vienna. The project located between Liesingbach brook and Liesing railway station provides a unique opportunity to live the city life in green surroundings with an easy ride to work. The 102 very high-standard one to four-bedroom freehold apartments are available with floor space ranging from 47 to 142 m²; each apartment has a loggia, balcony, or terrace, and the ground-level townhouses each have a private garden.

A COMBINATION OF GREEN SPACE FOR RELAXATION, excellent local amenities, and perfect public transport connections ensure the best possible standard of living, with a park right on the doorstep.

THE POPULAR GREEN OASIS OF LIESINGBACH BROOK has walking and cycling trails as well as parks and playgrounds offering countless leisure opportunities. A garage space can be purchased separately. ✕

- COMPLETION IN SPRING 2018
- 102 FREEHOLD APARTMENTS
- ONE TO FOUR BEDROOMS, BETWEEN 47 AND 142 m² OF TOTAL FLOOR SPACE
- BALCONY, TERRACE, OR LOGGIA
- TOWNHOUSES WITH PRIVATE GARDENS



EHL IMMOBILIEN PROJECTS



- 39 FIRST-CLASS FREEHOLD APARTMENTS
- EXCELLENT LOCATION CLOSE TO BELVEDERE PALACE AND SCHWARZENBERGPLATZ
- BETWEEN 50 AND 77 m² OF TOTAL FLOOR SPACE
- BALCONY, LOGGIA, TERRACE, OR GARDEN

EXCLUSIVE RESIDENCE NEXT TO BELVEDERE PALACE GROUNDS

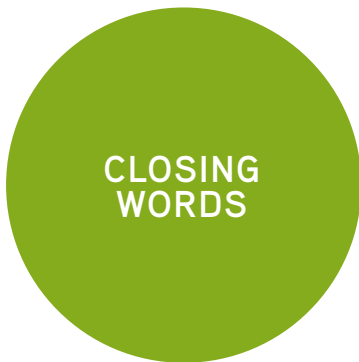
1040 VIENNA, WOHLLEBENGASSE 6

AN ELEGANT LOCATION in the immediate vicinity of Schwarzenbergplatz and the magnificent Belvedere palace grounds is home to a project for 39 high-quality freehold apartments. The former office building on Wohllebengasse was built in 1981, and is now undergoing first-class general refurbishment.

APARTMENT SIZES IN THE QUIET SIDE STREET range from 50 to 77 m². The apartments on the courtyard side benefit from comfortable balconies with garden views, and the roadside apartments

have large loggias or terraces; pretty gardens are being laid at ground level. The exclusive penthouse has 201 m² of floor space and three terraces at a total of 104 m² as well as a unique view over the rooftops of Vienna.

VIENNA'S RINGSTRASSE AND CITY CENTRE are within ten minutes' walking distance. The project is well-connected for public transport with several metro and tram lines – D, 1, 62, U1, U2, U4, and more. Parking spaces in the garage are available for separate purchase. ✕



VIENNA – ONLY YOU

LIFE IS GOOD IN VIENNA – as reflected in the results of the latest Mercer study, Vienna is the city with the world’s highest standard of living for the seventh time in a row. The international recognition for our city especially stems from our high social standards, good infrastructure, and cultural highlights. This includes the quality of our housing – an aspect that will continue to grow in importance in the coming years with Vienna’s continuous population growth, providing estate companies with a challenge.

WE ARE PROUD to publish our anniversary issue of the First Vienna Residential Market Report this year, and to share the combined expertise of the BUWOG Group and EHL Immobilien with home seekers and prospective customers.

DEVELOPMENT IN INDIVIDUAL NEIGHBOURHOODS as well as stats, facts and figures do play a role in choosing a suitable property, and we have summarised all twenty-three districts in our carefully researched report to reflect the current situation in Vienna.

WE ARE EXCITED AT THE FURTHER DEVELOPMENTS in the housing market, and look forward to presenting the next First Vienna Residential Market Report in 2018.

EHL IMMOBILIEN AND THE BUWOG GROUP share decades of experience on the housing market. Social, environmental and economic considerations play an essential part in business success – a good standard of living requires stability, and we place high importance on ecology and sustainability in our market activities. ✕

“The city of Vienna offers its heartfelt congratulations on the anniversary issue of the First Vienna Residential Market Report. It takes strong companies to provide additional housing in Vienna while focusing on the best possible standard of living in times of growth, as we do in our housing initiative.”



Dr. Michael Ludwig
Councillor for housing,
housing development and urban renewal

Photo: PID/Bohmann; correct as of January 2017

COMMENTS AND TERMINOLOGY

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.

THE TERM “HOTSPOTS” refers to areas and quarters in the various districts where there is a particularly high demand for properties from both prospective tenants and buyers. ✕

IMPRINT

PUBLISHED BY

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Status: February 2017

Errors exempted.
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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Photo credits Sinus-Milieus®:
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