

FIRST VIENNA RESIDENTIAL MARKET REPORT

EDITION
2020



BUWOG





EDITORIAL

DEAR READER,

we are proud to present the First Vienna Residential Market Report, the eighth edition of our joint publication.

THE RESIDENTIAL MARKET in Vienna is markedly different from that of many other cities, which is partly due to the numerous housing subsidy programmes and therefore also largely affordable housing.

VIENNA IS ALSO a step ahead in terms of living quality, earning it the title of world's most liveable city for the tenth year in a row according to the Mercer Study. The British Economist ranking confirmed this in 2019 as well as in 2018.

THE AUSTRIAN CAPITAL FACES a series of challenges in the residential market despite, or even because of, the city's great popularity. For example, the population has been growing more slowly than in previous years, but this growth has been continuous and is set to rise to around two million by the year 2027.

WE AT BUWOG AND EHL IMMOBILIEN deal with the opportunities, risks and trends that impact the Viennese residential market on a daily basis: what needs and requirements will dominate residential space in


the future, and where do we start in tackling the land shortages and rising construction costs? These are just some of the questions facing us; additional factors that need to be considered include sustainability, digitisation, and cross-generational living. Building residential high-rises is one possible option, but it will not solve all of the city's residential issues. We will explore this topic in more detail on pages 13 and 14 of this publication.

"We deal with the opportunities, risks and trends that impact the Viennese residential market on a daily basis."

OUR MAIN AIM at BUWOG as Vienna's largest private housing association and EHL Immobilien as a leading real-estate service company is to share our experience and expertise in this report. We have written it to provide a more in-depth, comprehensive view of the developments, prospects, and peculiarities of the Viennese residential market while offering help in finding accommodation.

WE WISH YOU an enjoyable browse through the First Vienna Residential Market Report for 2020. ✕

YOURS SINCERELY


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INTRODUCTION

TABLE OF CONTENTS

01	EDITORIAL	36	1090 VIENNA · ALSERGRUND
	INTRODUCTION	38	1100 VIENNA · FAVORITEN
02	TABLE OF CONTENTS	40	1110 VIENNA · SIMMERING
03	OUR MOTIVATION	42	1120 VIENNA · MEIDLING
04	BUWOG GROUP GMBH	44	1130 VIENNA · HIETZING
05	EHL IMMOBILIEN GROUP	46	1140 VIENNA · PENZING
	HOUSING MARKET	48	1150 VIENNA · RUDOLFSHEIM-FÜNFHAUS
06	OWNERSHIP STRUCTURE IN 2019	50	1160 VIENNA · OTTAKRING
08	DEMOGRAPHICS OF AUSTRIA	52	1170 VIENNA · HERNALS
09	HOUSEHOLDS IN AUSTRIA	54	1180 VIENNA · WÄHRING
10	DEMOGRAPHICS OF VIENNA	56	1190 VIENNA · DÖBLING
11	HOUSEHOLDS IN VIENNA	58	1200 VIENNA · BRIGITTENAU
		60	1210 VIENNA · FLORIDS DORF
		62	1220 VIENNA · DONAUSTADT
		64	1230 VIENNA · LIESING
			PROJECTS
12	FACTS		BUWOG & EHL IMMOBILIEN
13	FIGURES	66	MARINA TOWER / BUWOG
14	TRENDING TOPIC: RESIDENTIAL HIGH-RISES	67	KENNEDY GARDEN / BUWOG
16	THE SINUS-MILIEUS®	68	GRÜNSTÜCK22 / BUWOG
		69	THE MARKS –TURM 3 / BUWOG
		70	GRINZINGER ALLEE / BUWOG
		71	WILDGARTEN / EHL IMMOBILIEN
		72	AN DER LÄNDE / EHL IMMOBILIEN
		73	LUXURY SUITES / EHL IMMOBILIEN
		74	IU – IDYLLISCH_URBAN / EHL IMMOBILIEN
		75	DIE GARTENRESIDENZ / EHL IMMOBILIEN
			CLOSING WORDS
		76	GLOSSARY
		78	IMPRINT
		80	



INTRODUCTION

OUR MOTIVATION

BUWOG AND EHL share comprehensive know-how and experience in the property business from their long-standing presence in the real-estate market. This eighth edition of the First Vienna Residential Market Report combines the extensive expert knowledge of the two companies.

OUR SERVICE FOR READERS:

- A complete overview of developments on the Viennese residential market
- Important facts and figures
- Property trends
- Comparative figures for Vienna and its individual districts in the new updated edition

WHAT MAKES the First Vienna Residential Market Report unique: we only include final prices – purchase prices or rental prices actually achieved – rather than offer prices.

THIS INCREASES the First Vienna Residential Market Report’s relevance while also ensuring its place as one of a kind compared to many other market reports and studies.

ALL INFORMATION USED corresponds to the current state of awareness and the latest data. The statistical information that the report draws on comes from Statistics Austria (the state statistics office) and the City of Vienna (MA 23 – Economics, Labour and Statistics). 



INTRODUCTION



BUWOG Group GmbH

BUWOG GROUP GMBH

BUWOG GROUP GMBH IS THE LEADING full-service company in the Austrian residential market. The company aims towards creating living satisfaction by gathering all our expertise and experience of more than sixty-nine years in developing and managing our projects.

BUWOG WORKS FROM a solid basis rich in know-how across the complete range of development and living.

WE COVER the entire value chain in the housing sector in Austria in our business divisions of asset management, apartment sales, and project development using the synergistic effects of all these areas to meet the highest expectations on quality from our customers.

BUWOG GROUP GMBH CURRENTLY HAS MORE than 22,500 units in Austria and around 6,000 residential units in the development pipeline focused on the Austrian capital, Vienna.

AWARDS IN PROJECT DEVELOPMENT and sustainability have confirmed the company's success in its activities on the property market, serving as a visible testament to the expertise, commitment, and professionalism of our staff of around 370.

SINCE JANUARY 2019, the BUWOG Group GmbH has been a wholly owned subsidiary of Europe's leading residential housing company, Vonovia SE, which is based in Bochum, Germany. ✕



EHL Immobilien Group

EHL IMMOBILIEN GROUP

EHL WOHNEN GMBH is part of the EHL Immobilien Group and one of the leading estate agents in Greater Vienna. Apart from arranging rented, occupier-owned and investment contracts as well as brokering land and houses, the company operates in property development consulting for developers with advice on optimised market-oriented design and marketing for their projects.

EHL IMMOBILIEN was founded in 1991, and is one of Austria's leading residential property service suppliers specialising in residential, commercial, and investment properties. Our range of services extends from estate agent services and property valuation to property and construction administration; asset, centre and portfolio management; market research and investment consulting. Several awards stand witness to our responsible approach in how we do business with customers and partners.

SIX EHL EXECUTIVES have been awarded a total of ten CÄSAR awards for outstanding achievement in the property business. Apart from that, EHL has received the IMMY award as the best estate agent nine times over. Our customers benefit from a complete range of real-estate services across the world as well as our own local experts thanks to our partnership with BNP Paribas Real Estate.

IN 2019, EHL ARRANGED 1,300 residential unit deals (rental, property, investment) and 42,000 square metres of office space, commanding a total transaction volume of 1.16 billion euros. The annual volume from the fast-growing property valuation segment amounts to around 12.1 billion euros. Apart from that, EHL manages properties in a variety of asset classes at a total of around two million square metres. ✕



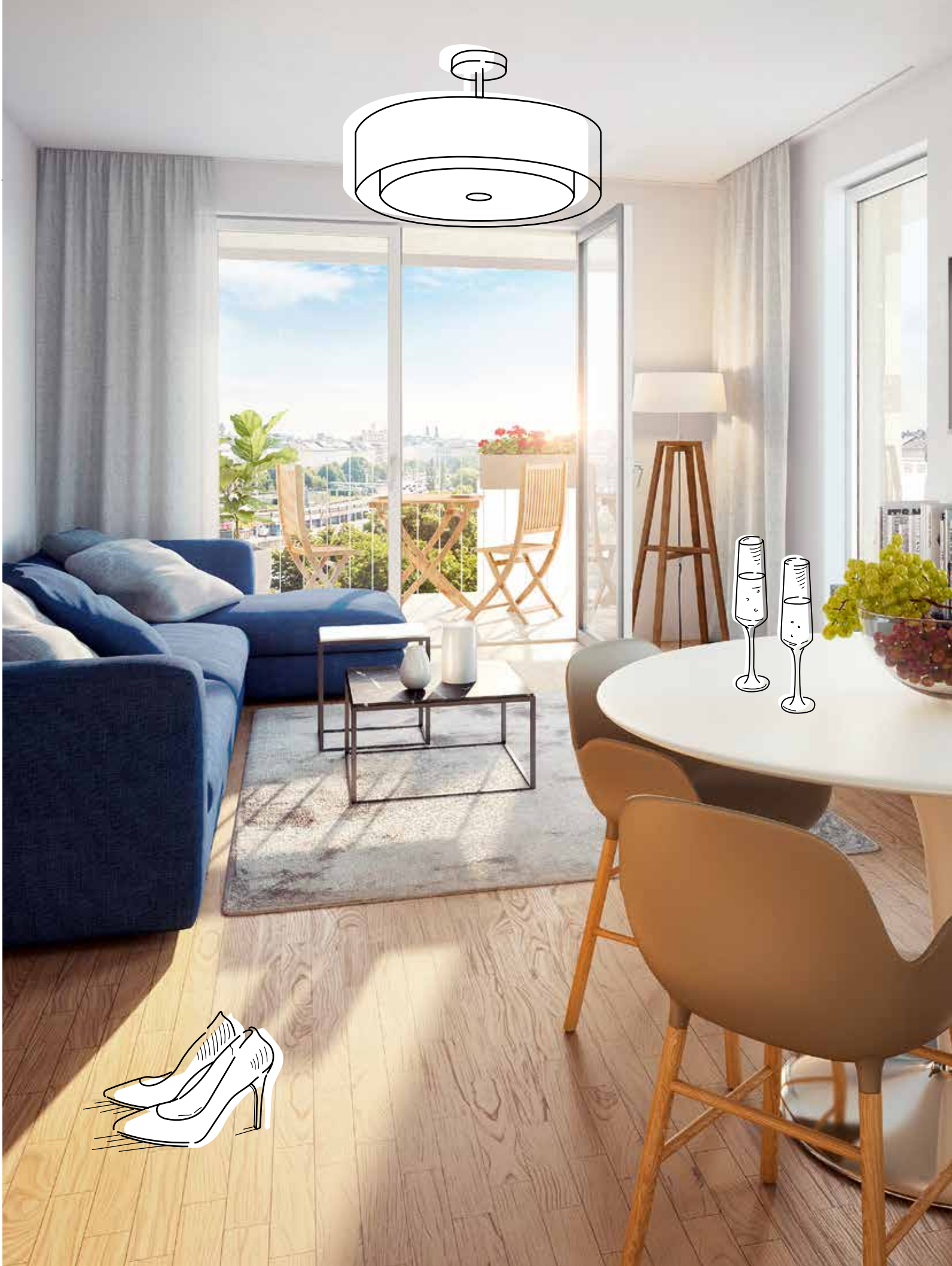
OWNERSHIP STRUCTURE IN 2019

AROUND 931,000 APARTMENTS IN VIENNA count as inhabited, with around 76 percent of households living in rented accommodation – an extraordinary housing market compared to the other eight Austrian federal states. Of these 710,400 or so rented apartments, around 409,600 are owned by the City of Vienna or non-profit housing associations.

PEOPLE LIVING IN owner-occupied apartments occupy a roughly equal share in Vienna and Austria; this share is rather low compared to other forms of housing, while still remaining largely stable. Naturally, most Austrians prefer to live in single-family homes, and this is the main household form across the country – as opposed to Vienna, where this share of households is very low. ✕

HOUSING STOCK 2019	VIENNA	AUSTRIA
TOTAL PRIMARY RESIDENCES	approx. 931,000*	approx. 3,947,000*
OWNERSHIP	ABSOLUTE FIGURES	ABSOLUTE FIGURES
HOUSE OWNER-OCCUPIERS	68,000	1,673,200
APARTMENT OWNER-OCCUPIERS	124,700	430,100
MAIN TENANTS (COLLECTIVE)	710,400	1,657,700
PRIVATE INDIVIDUALS AND LEGAL ENTITIES	307,200	710,500
PUBLIC CORPORATIONS	214,100	315,800
NOT-FOR-PROFIT HOUSING COOPERATIVES	195,500	631,500
SUBLEASES AND OTHER LEASE ARRANGEMENTS	27,900	186,000

* Source: Statistics Austria, own calculations. A household equals one apartment.





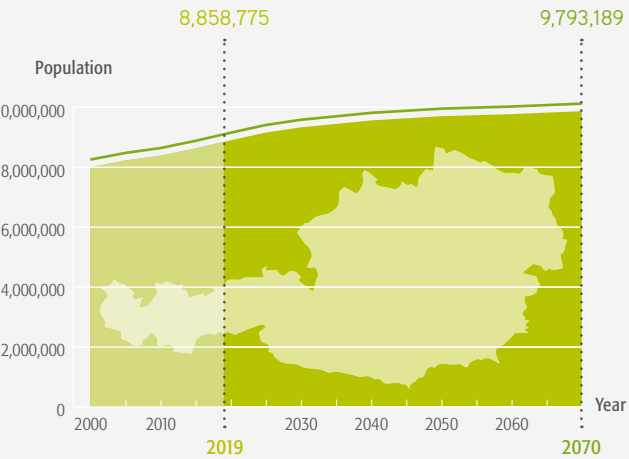
DEMOGRAPHICS OF AUSTRIA

AS AT JANUARY 1, 2019, AUSTRIA WAS home to 8,858,775 people, of whom 5,472,520 were between 20 and 64 years old. At the start of 2019, the average age of the people living in Austria was 42.8 years. According to the latest forecasts, the population of Austria is expected to reach the nine million mark only in 2023.

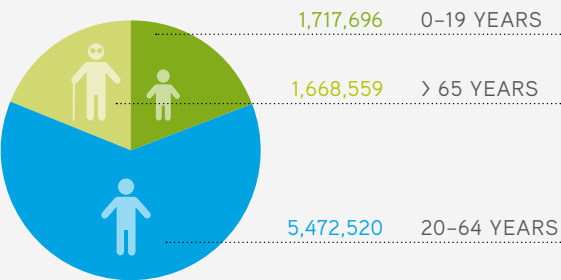


DEMOGRAPHIC OUTLOOK FOR AUSTRIA

2019 TO 2070



AGE PROFILE OF POPULATION AS AT JANUARY 1, 2019



FORECAST

- Nine million people will be living in Austria by 2023.
- By 2070, the population of Austria is expected to rise to 9,793,189 people.
- This corresponds to an increase by nearly 11% from 2019 to 2070.
- By 2070, around 28.9% of the population will be 65 years or over, up from 18.9% in 2019.
- The number of people living in Austria below the age of 20 will continue to drop gradually, from 19.4% in 2019 to 18.7% by 2070.

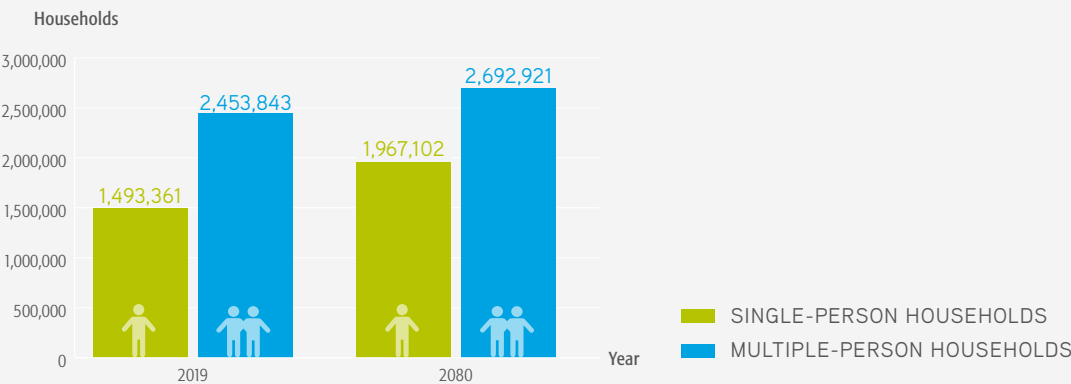
HOUSEHOLDS IN AUSTRIA

THE AVERAGE HOUSEHOLD SIZE of the 3,947,204 private households in Austria was 2.22 people in 2019. The trend towards small households continues. In 1984, the average household size was 2.70, while experts predict that this figure will drop to 2.09 by 2080.



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

2019 TO 2080



FORECAST

- The number of single-person households is still growing.
- Between 2019 and 2080, single-person households are set to increase by 31.7% out of the total number of households in the respective year (from 1,493,361 to 1,967,102).
- Between 2019 and 2080, multiple-person households are set to increase by only 9.7% out of the total number of households in the respective year (from 2,453,843 to 2,692,921).
- From 2019 to 2080, the total number of private households is expected to rise by 18.06% (from 3,947,204 to 4,660,023).
- The predicted average household size for 2080 is around 2.09 persons.

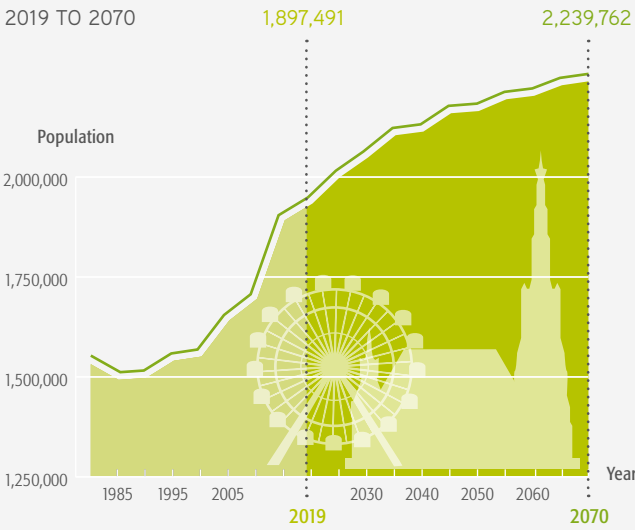


DEMOGRAPHICS OF VIENNA

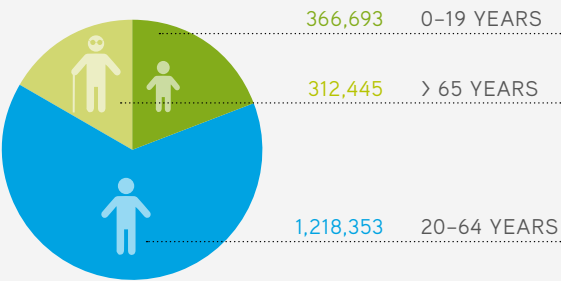
AS AT JANUARY 1, 2019, the population of vienna was 1,897,491. Of these, 312,445 people were older than 65, and 366,693 were younger than 20 years of age. On January 1, 2019, the average age in Vienna was 40.4 years (41.7 for women and 39.0 for men). Current forecasts predict that the population of the capital will only hit the two million mark in 2027.



DEMOGRAPHIC OUTLOOK FOR VIENNA



AGE PROFILE OF POPULATION AS AT JANUARY 1, 2019



FORECAST

- Only by 2027, Vienna will have a population of more than two million.
- By 2070, the population of the city is expected to reach 2,239,762.
- This corresponds to an increase of 18% from 2019 to 2070.
- By 2070, around 23.9% of the city's population will be 65 years or over, up from 16.5%.
- The number of people in Vienna below the age of 20 will decrease from 19.4% today to 19.2% by 2070.

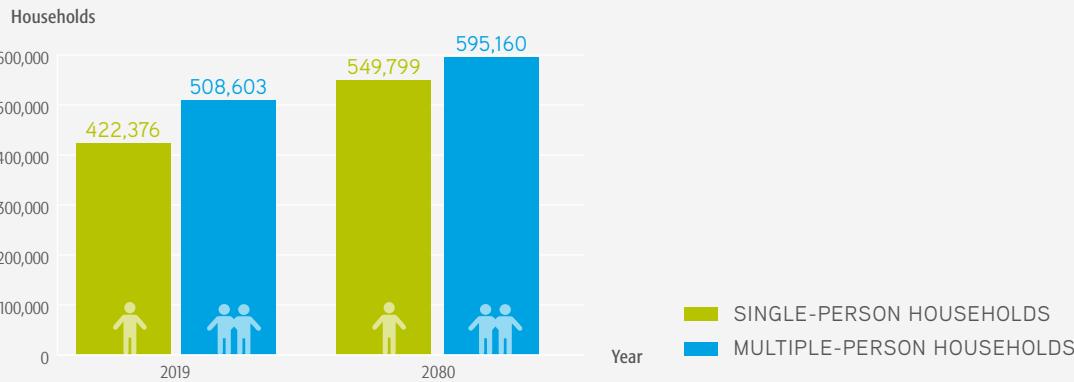
HOUSEHOLDS IN VIENNA

VIENNA HAD AROUND 930,979 households with an average household size of just 2.04 persons in 2019. The households in Vienna account for just below a quarter of all households in Austria.



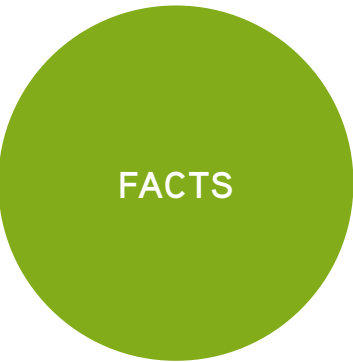
PRIVATE HOUSEHOLDS FORECAST FOR SINGLE AND MULTIPLE-PERSON HOUSEHOLDS IN VIENNA

2019 TO 2080



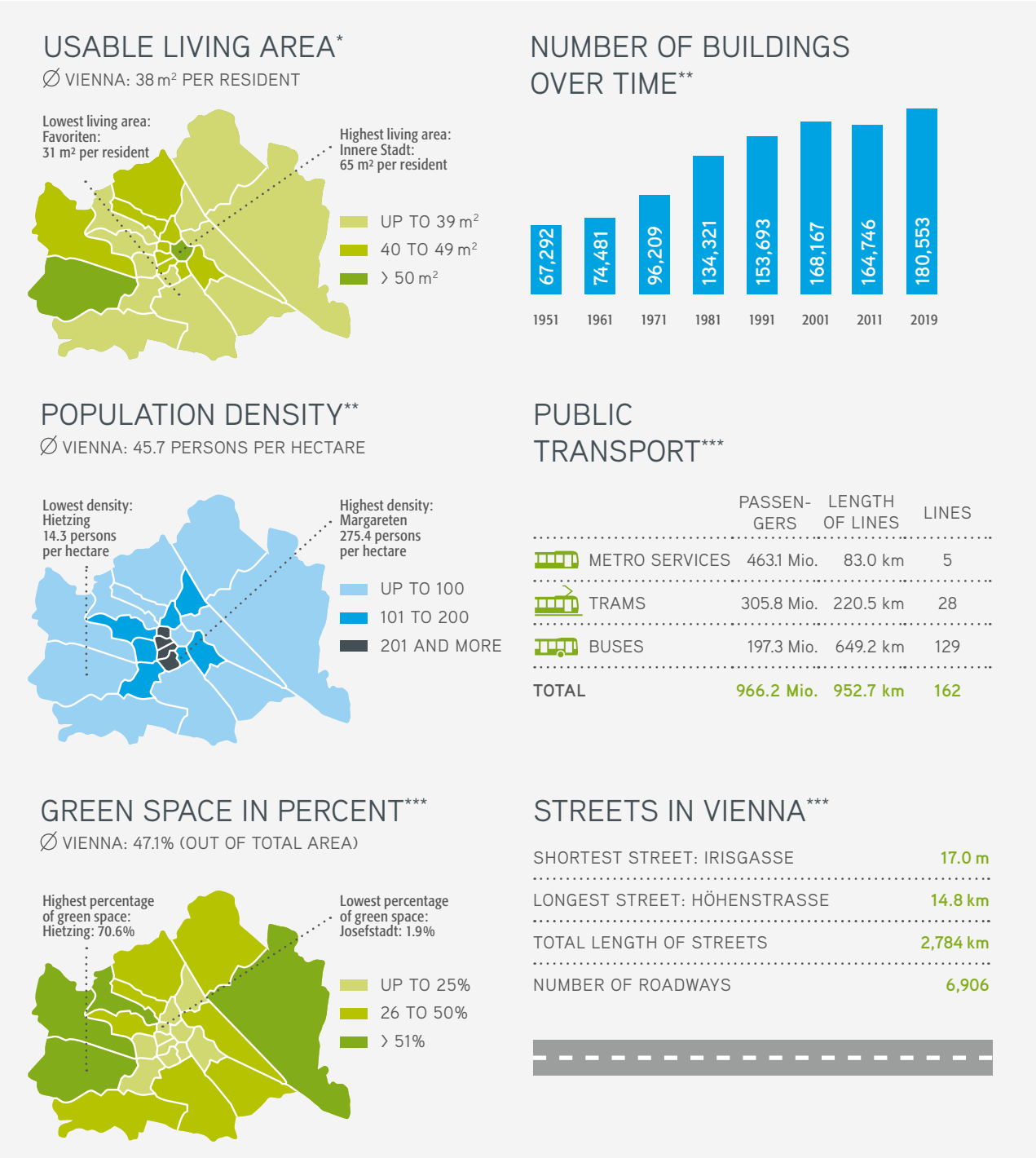
FORECAST

- Between 2019 and 2080, single-person households in Vienna are set to increase by more than 30.17% out of the total number of households in the respective year (from 422,376 to 549,799).
- Between 2019 and 2080, multiple-person households in Vienna are set to increase by more than 17% out of the total number of households in the respective year (from 508,603 to 595,160).
- From 2019 to 2080, the number of private households will increase by more than 22.9% (from 930,979 to 1,144,959).
- It is expected that there will be more than one million households in Vienna by 2035.
- The predicted average household size for 2080 is 2.02 persons.



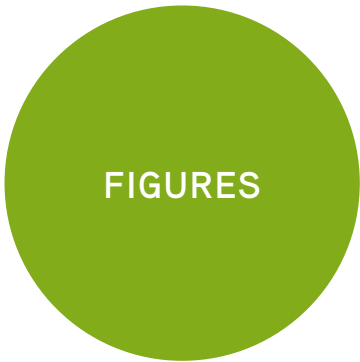
USEFUL FACTS ABOUT VIENNA

THIS PAGE PROVIDES YOU WITH INTERESTING DETAILS on the Austrian capital – all at one glance.



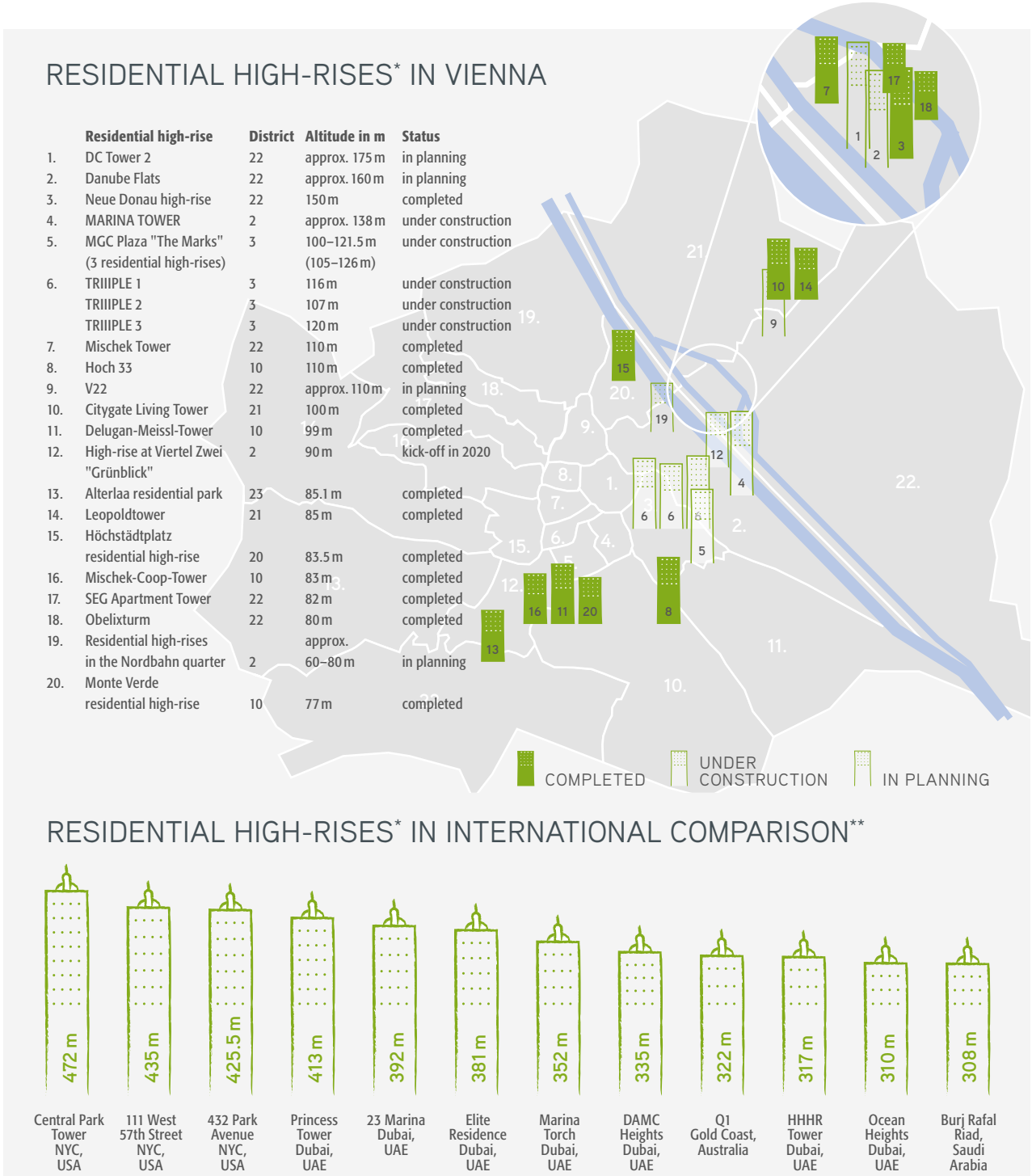
* As at 2017 ** As at 2019 *** As at 2018

** Source EHL Market Research



VIENNA RISING!

THE VIENNESE BUILDING CODE defines buildings taller than thirty-five metres as high-rise buildings. Vienna has already exceeded this size limitation by far, following international trends. The coming years will continue to see many high-rise buildings rise into the sky, making lasting changes to the cityscape.



TRENDING
TOPIC

RESIDENTIAL HIGH-RISES

THEY ARE NOW PRESENT IN MANY PARTS of Vienna: high-rise buildings soaring above the roofs of the city. Floridsdorf, Donaustadt, parts of Favoriten – the Austrian capital's skyline would be hard to imagine without the DC Tower, Millennium Tower, or Twin Tower. High-rise buildings may have been used only as office towers for a long time, but the city of Vienna and residential property developers have realised that this form of architecture provides a host of benefits.

VIENNA IS SET TO BREAK the two-million population threshold in 2027 as housing and areas for development become increasingly scarce. This meant that it was high time for developers to take a closer look at residential high-rises and start building upwards, causing population densification.


"High-rise buildings may have been used only as office towers for a long time, but the city of Vienna and residential property developers have realised that this form of architecture provides a host of benefits."

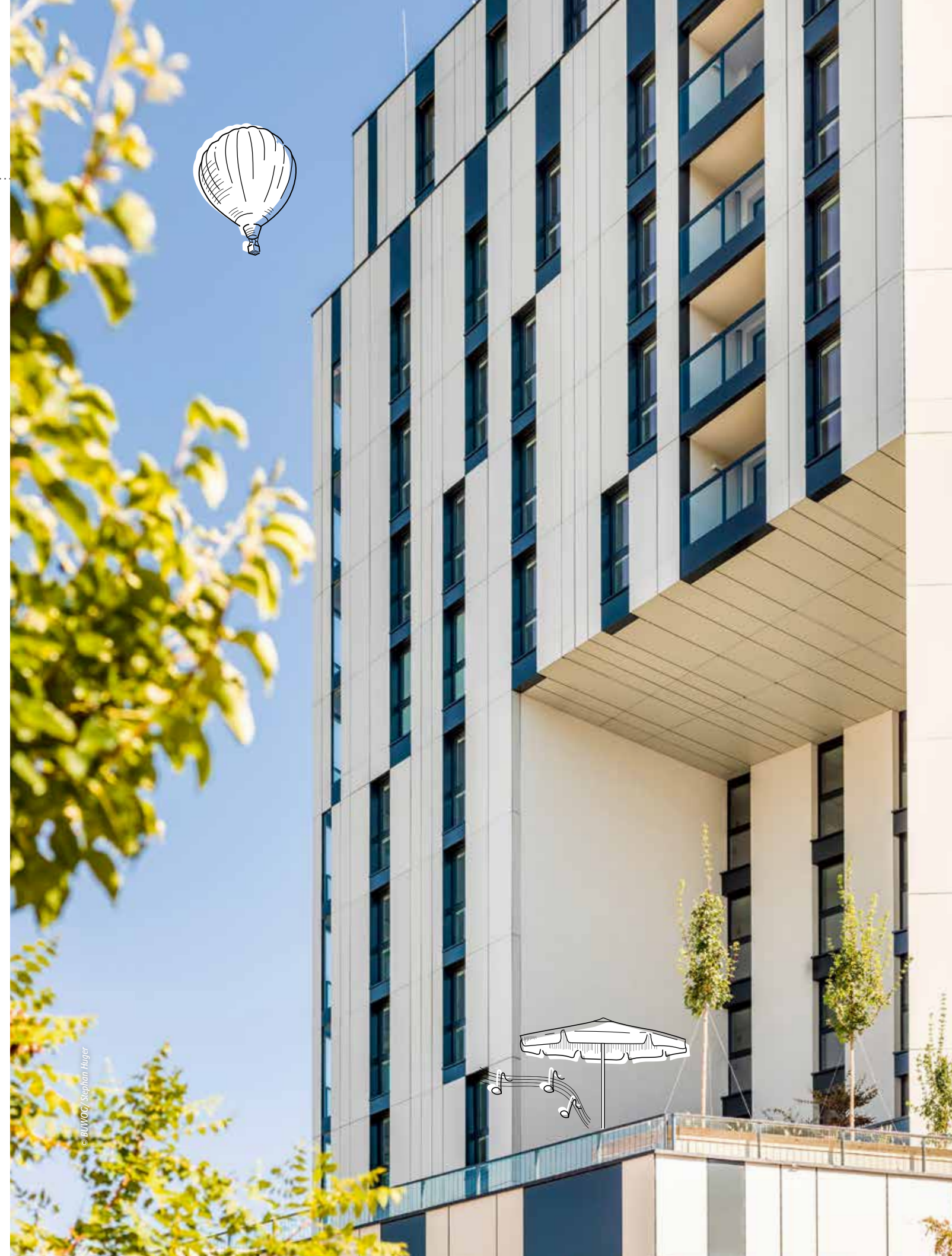
PROJECTS SUCH AS THE "MARINA TOWER", "TRIIPLE", and "The Marks" are currently under construction, showcasing Vienna's future human habitat. From subsidised rent to exclusive properties, Vienna caters to a wide demographic in residential high-rises under development. This generates new prospects for future residents with the panoramic views many of these high-rises have over the city creating an entirely new living atmosphere.

THE UPPER FLOORS in these residential high-rises in particular set the apartments apart from the urban bustle while also creating a sensation of being in the midst of it. Residential high-rises also provide that feeling of anonymity contrasting with the sensation of being part of a greater whole. The many common areas in the buildings contribute to that. Apart from classical children's playrooms, projects with several hundred residential units that are so typical of residential high-rises also include shared kitchens, lobbies, and shared terraces.

"The upper floors in these residential high-rises set the apartments apart from the urban bustle while also creating a sensation of being in the midst of it."

RESIDENTIAL HIGH-RISES also benefit from convenient infrastructure: residents find everything they could possibly need from local suppliers and other everyday services to pharmacies, day-care centres, and schools to local pubs and restaurants right next door. These areas generally have good transport links: all of Vienna's (future) residential high-rises have a metro station nearby, such as the U3 from "The Marks" or U2 from "Marina Tower", and are never far from a motorway ensuring fast and easy access for motorists.

THE CHARM OF A TOWNHOUSE FLAT in the heart of Vienna cannot compare with that of a residential tower, of course. Even so, the "upward" trend is unstoppable, and will soon be regarded as the state-of-the-art way of living. 





WHO LIVES HOW

THE FOLLOWING PAGES GIVE A SUMMARY OF SINUS-MILIEUS®. Sinus-Milieu® constitute a model that groups people according to their basic attitudes and lifestyles. Sinus-Milieu groups differ with regard to their consumer behaviour, lifestyle, and living environment. Further details on Sinus-Milieus® are given on page 78. X

TRADITIONAL MILIEUS



CONSERVATIVES. Trendsetters in the traditional sphere with high ethics of responsibility – strongly characterised by Christian ethics, high estimation of arts and culture, sceptical towards current social development. Home is an expression of upper or middle-class lifestyle in clear distinction from current attitudes.



TRADITIONALS. Emphasis 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.

CENTRAL MILIEUS



THE NEW MIDDLE CLASS. The adaptive mainstream – seeking professional and social establishment, secure and harmonic circumstances, support and orientation, peace and a slow pace. They prefer interiors with neo-rustic, conventional aesthetics.



ADAPTIVE-PRAGMATISTS. The young pragmatist 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.

UPPER CLASS



ESTABLISHED. The performance-oriented elite with a strong anchorage in tradition – strongly focused on status, exclusiveness, responsibility, and leadership. The apartments are often a stylishly harmonious combination of traditional and modern.



POSTMATERIALISTS. Open-minded social critics – intellectual, educated milieu, interested in variegated aspects of culture; cosmopolitan orientation, but critical towards globalisation; socially committed. Home styles are dominated by a sense of nature and authenticity; distinction from the mainstream plays a crucial role.



HIGH ACHIEVERS. The flexible and globally oriented performance elite – individual performance, efficiency, and success take top priority; competent in business and IT. High achievers appreciate open, generously dimensioned interior designs that focus on presentation.



DIGITAL INDIVIDUALISTS. The individualistic, networking, digital avant-garde – mentally and geographically mobile, cross-linked online and offline, permanently looking for new experiences. The home is creatively designed with deliberately unconventional highlights.

THE MODERN LOWER CLASS



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. An attempt is made to present an intact and bourgeois living environment.



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.

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
- CURRENT ROUTE OF U2 METRO LINE, TO BECOME U5 METRO LINE



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

SALES PRICES are represented as purchase prices per square metre of net living area, excluding parking and incidental costs. The section below provides 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		RENTAL PRICES ON CONCLUSION	
			FIRST OCCUPANCY**	OTHER	FIRST OCCUPANCY**	OTHER
1010 VIENNA · INNERE STADT	16,306	€ 26,480	n/a***	n/a***	n/a***	n/a***
1020 VIENNA · LEOPOLDSTADT	104,946	€ 22,904	€ 5,400	€ 4,000	€ 12.50	€ 10.50
1030 VIENNA · LANDSTRASSE	91,745	€ 24,172	€ 5,600	€ 4,100	€ 12.70	€ 11.00
1040 VIENNA · WIEDEN	33,263	€ 25,878	€ 5,700	€ 4,200	€ 13.20	€ 11.20
1050 VIENNA · MARGARETEN	55,407	€ 20,479	€ 5,200	€ 3,900	€ 12.00	€ 10.70
1060 VIENNA · MARIAHILF	31,864	€ 23,971	€ 5,500	€ 4,100	€ 13.10	€ 11.10
1070 VIENNA · NEUBAU	32,288	€ 25,100	€ 6,000	€ 4,500	€ 13.10	€ 11.10
1080 VIENNA · JOSEFSTADT	25,466	€ 25,142	€ 6,500	€ 4,700	€ 13.20	€ 11.40
1090 VIENNA · ALSERGRUND	41,958	€ 24,701	€ 6,100	€ 4,400	€ 13.10	€ 11.20
1100 VIENNA · FAVORITEN	204,142	€ 19,478	€ 4,500	€ 2,900	€ 11.20	€ 9.40
1110 VIENNA · SIMMERING	103,008	€ 21,606	€ 4,000	€ 2,600	€ 10.50	€ 9.20
1120 VIENNA · MEIDLING	97,634	€ 20,537	€ 4,500	€ 3,100	€ 11.50	€ 10.20
1130 VIENNA · HIETZING	53,778	€ 29,575	€ 6,100	€ 4,300	€ 13.00	€ 11.30
1140 VIENNA · PENZING	92,990	€ 23,755	€ 4,700	€ 3,200	€ 11.70	€ 10.50
1150 VIENNA · RUDOLFSHEIM	77,621	€ 18,528	€ 4,400	€ 3,000	€ 11.50	€ 10.30
1160 VIENNA · OTTAKRING	103,785	€ 21,168	€ 4,500	€ 3,000	€ 11.40	€ 10.40
1170 VIENNA · HERNALS	57,292	€ 22,386	€ 4,250	€ 3,000	€ 11.30	€ 10.20
1180 VIENNA · WÄHRING	51,587	€ 26,770	€ 5,900	€ 4,000	€ 12.60	€ 10.80
1190 VIENNA · DÖBLING	72,947	€ 28,004	€ 6,500	€ 4,400	€ 13.00	€ 10.90
1200 VIENNA · BRIGITTENAU	86,502	€ 18,674	€ 4,300	€ 2,900	€ 11.50	€ 10.40
1210 VIENNA · FLORIDSDORF	165,673	€ 23,220	€ 4,250	€ 2,900	€ 11.10	€ 10.20
1220 VIENNA · DONAUSTADT	191,008	€ 25,323	€ 4,400	€ 2,900	€ 11.40	€ 10.20
1230 VIENNA · LIESING	106,281	€ 26,063	€ 4,100	€ 3,000	€ 10.60	€ 10.00

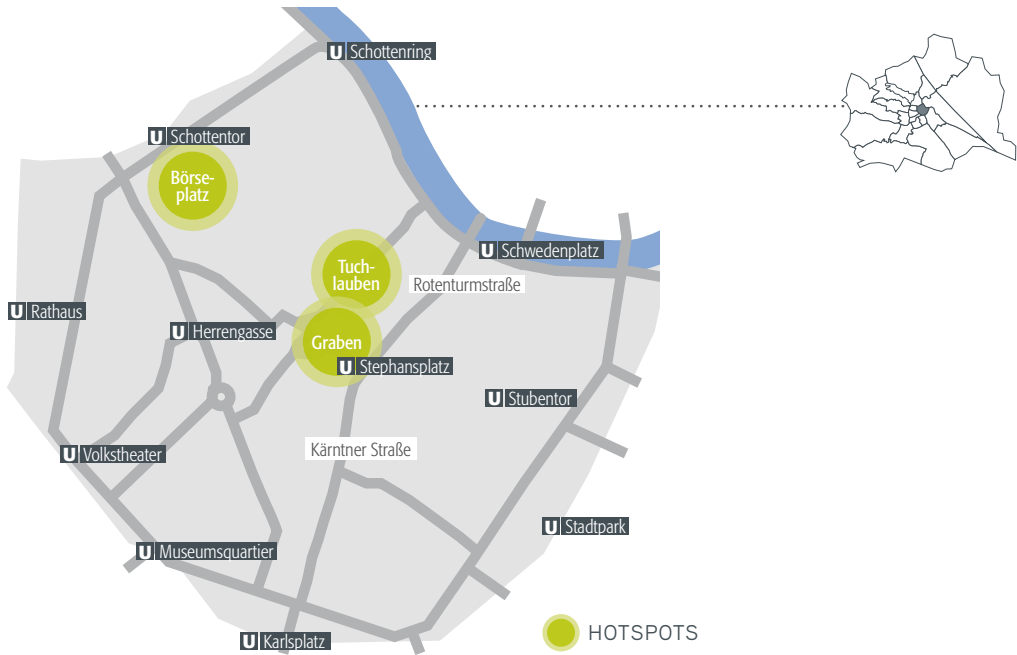
* Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
** Weighted average price
*** The report assumes residential rents that are not subject to the full scope of the Austrian Tenancy Act. The sample from the First District was too small to deliver any valid information, and has been omitted in the rent levels statistic.



VIENNA'S NUMBER ONE ADDRESS

VIENNA'S FIRST DISTRICT is undergoing a residential development boom the likes of which it has not seen for years. Experience from recent years has shown that luxury is not a question of size with demand for one and two-bedroom apartments rapidly growing.

PRESTIGIOUS PROJECTS are currently under construction around the City Hall, on Börseplatz 1, on Parkring 14, and at Palais Schottenring. Franz-Josefs-Kai also has new development projects being planned. The district's hotspots include Börseplatz, Graben, and the area around Tuchlauben.



SPECIAL FEATURES OF DISTRICT

The city centre is a diverse part of Vienna, and is hugely popular amongst inhabitants and tourists. Its exclusivity attracts especially the High Achievers and Established Sinus-Milieus®: High Achievers appreciate the cosmopolitan environment and its proximity to trendy restaurants, while the Established find contentment in their prestigious residential area close to cultural institutions such as the State Opera and Albertina Museum.

Life is there to be enjoyed over a slice of the legendary Sachertorte chocolate cake or melange coffee in the iconic Café Hawelka, where Viennese

coffeehouse culture is still celebrated. Ringstraße is a downtown boulevard that replaced what was once the city walls in the mid-eighteenth century, and is now a varied and rich high-street shopping experience. It also provides an opportunity to stroll through the city and take in all kinds of architectures and institutions telling their own fascinating story. One such building can be found at Bauernmarkt 10, where famous author Franz Grillparzer was born. Just under fifty percent of the area has been developed, but the green areas in the city centre that account for around ten percent of the total area of the district provide a uniquely elegant flair.

*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

**** The report assumes residential rents that are not subject to the full scope of the Austrian Tenancy Act. The sample from the First District was too small to deliver any valid information, and has been omitted in the rent levels statistic.

* Total of general practitioners, specialists, and dentists

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)

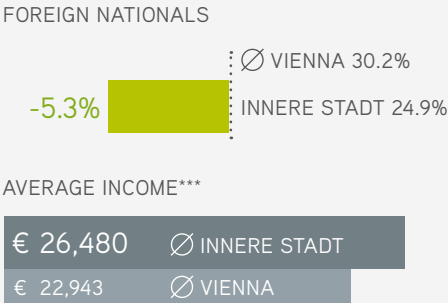


Börseplatz 1 / EHL Immobilien

HOUSING FACTS

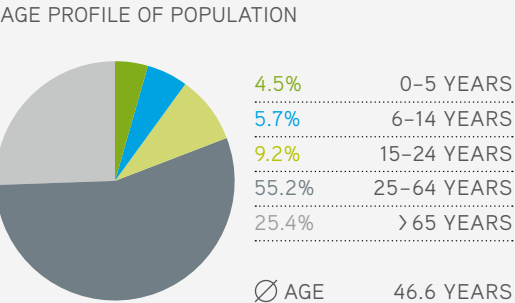
16,306	RESIDENTS 2019
8,921	MAIN RESIDENCES 2018
1.83	PERSONS/HOUSEHOLD 2018
Moved in	+ 949
Moved out	- 822
MIGRATION BALANCE	+ 127

DEMOGRAPHIC FACTS



GOOD TO KNOW

38.8 km	OF CYCLE PATHS
515	DOCTORS*
2	DOG ZONES
9	PLAYGROUNDS
9.6%	GREEN SPACE WITH
2,718	TREES**



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	n/a ****
OTHER	n/a ****

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

INVESTMENT PROPERTY € 6,800 to € 9,850/m²

In this district, 160 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 237 million euros.



CENTRAL DIVERSITY

LEOPOLDSTADT IS ONE OF Vienna's largest downtown development zones, and a highly sought-after district as reflected in the construction projects: development on what was once the Nordbahnhof railway station is already halfway to completion. This gradual development should see around ten thousand residential units and twenty thousand jobs created in the area by 2025.

ALONG THE BANKS OF THE DANUBE, DONAUUFER IS experiencing a revival with residential high-rises such as "MARINA TOWER" alongside the Second District's other high-rise projects in development. Other hotspots in the district include the Vienna University of Economics and Business (WU) Campus, Stuwerviertel, and the Prater.



SPECIAL FEATURES OF DISTRICT

The Consumption Oriented Sinus-Milieu® is especially heavily represented in Leopoldstadt. This milieu appreciates the district's urban grätzl structure of small Viennese neighbourhoods with their traditional pub and tavern life, while attaching great importance to affordable housing and budget shopping opportunities.

Located between Donaukanal and the Danube, greats of the Second District included Johann Strauß, who composed The Blue Danube waltz at Praterstraße 54 in 1867.

The district's location places it within easy reach of other districts and a variety of recreational and leisure activities in Leopoldstadt. Augarten is one of the oldest and most culturally significant parks in the city at more than fifty-two hectares – ideal for long strolls outdoors.

The Vienna Prater, nearby football stadium, and Praterallee provide not only a district for leisure, but also a recreational area for active sports fans as well as spectators. Leopoldstadt is especially popular due to the green areas taking up almost forty-five percent of the total area of the district.

**** Increased purchase price per square metre due to dominant retail and trade zoning

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists



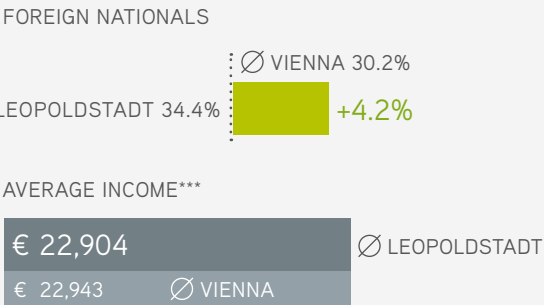
Wehlstraße 291 / BUWOG

© isochrome

HOUSING FACTS

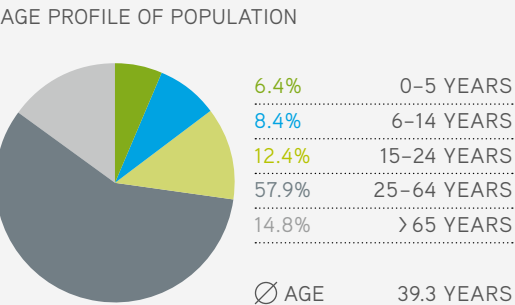
104,946	RESIDENTS 2019
52,139	MAIN RESIDENCES 2018
2.01	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 6,239
MOVED OUT	- 5,652
MIGRATION BALANCE	+ 587

DEMOGRAPHIC FACTS



GOOD TO KNOW

	108.0 km OF CYCLE PATHS
	271 DOCTORS*
	14 DOG ZONES
	120 PLAYGROUNDS
	44.4% GREEN SPACE WITH 8,188 TREES**



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED

FIRST OCCUPANCY	€ 5,400/m²
OTHER	€ 4,000/m²

RENTED

FIRST OCCUPANCY	€ 12.10/m² to € 12.70/m²
weighted average	€ 12.50/m²
OTHER	€ 10.50/m²
INVESTMENT PROPERTY	€ 2,400 to € 6,200/m²****

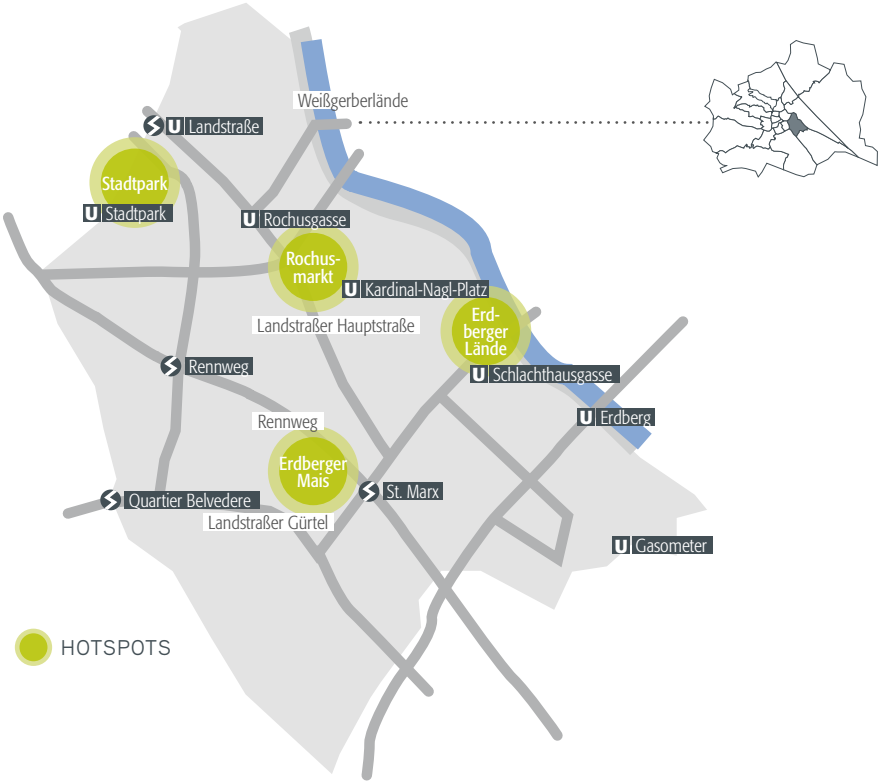
In this district, 721 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 218 million euros.



INNOVATIVE DEVELOPMENT

LANDSTRASSE HAS THE HEAVIEST downtown development, and is the definitive area of residential high-rises. These include the three residential high-rises in the "TRIIPLE" project on Erdberger Lände and "The Marks" at St. Marx.

OTHER MAJOR project developments such as "IU – idyllisch_urban", "An der Lände 36–38", and "Lände 3" on Erdberger Lände reflect the unceasing popularity of the district as do the areas around the Stadtpark municipal park, Rochusmarkt, Erdberger Lände, and Erdberger Mais. ✕



SPECIAL FEATURES OF DISTRICT

The Third District has seen some change since Ludwig van Beethoven composed his Ninth Symphony, Ode to Joy, at Ungargasse 46. The Third District, or simply “the Third”, has experienced a variety of development activities such as the St. Marx urban development area. A state-of-the-art centre for research, media and housing was built here; an event hall with the latest in technical equipment is soon to grace the area. Apart from its proximity to downtown Vienna, this is another reason for the district to

attract the High Achievers Sinus-Milieu®. Landstraße is a place of contradictions reflected in the district’s structure: vibrant shopping streets, an attractive local scene around Rochusmarkt, the upmarket embassy quarter, working-class grätzl neighbourhoods, and cultural institutions such as Kunst Haus Wien, Rabenhoftheater, and Akademietheater stand witness to the district’s diversity. As do its parklands that make up around fifteen percent of the local green space.



Döblerhofstraße 10 / BUWOG

© BUWOG / Janusch – a visual collective

HOUSING FACTS

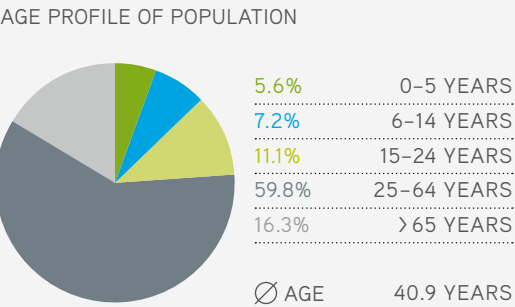
91,745	RESIDENTS 2019
47,309	MAIN RESIDENCES 2018
1.94	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 5,196
MOVED OUT	– 4,383
MIGRATION BALANCE	+ 813

GOOD TO KNOW

🚲	63.7 km OF CYCLE PATHS
🏠	331 DOCTORS*
🐕	12 DOG ZONES
🎡	60 PLAYGROUNDS
🌳	14.9% GREEN SPACE WITH 2,203 TREES**

DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 30.2%
LANDSTRASSE 31.8%	+1.6%
<hr/>	
AVERAGE INCOME***	Ø LANDSTRASSE
€ 24,172	Ø VIENNA
€ 22,943	



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,600/m²
OTHER	€ 4,100/m²

RENTED	
FIRST OCCUPANCY	€ 12.20/m² to € 13.00/m²
weighted average	€ 12.70/m²
OTHER	€ 11.00/m²
INVESTMENT PROPERTY	€ 2,400 to € 4,600/m²

In this district, 876 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 301 million euros.

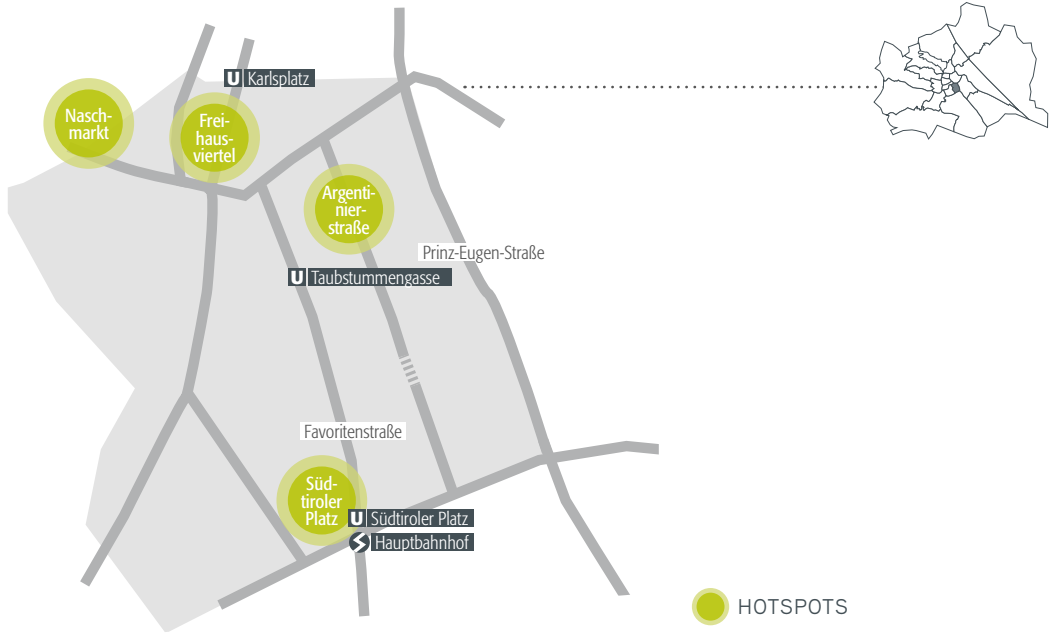
** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists



BLISSFUL LIVING IN WIEDEN

THE FOURTH DISTRICT is rather small in area and residential construction projects are relatively scarce. Even so, Wiedner Hauptstraße is undergoing some highly attractive transformations. There are exciting project developments such as on Argentinierstraße as well as along the border to the First District. The area around Südtiroler Platz is popular, which is mainly due to its good transport links to the Vienna metro and regional railway services. Other hotspots in the district include Naschmarkt and Freihausviertel. X



SPECIAL FEATURES OF DISTRICT

Wieden has its attractions for residents even if green space only takes up around ten percent of the district's area. The Postmaterialists Sinus-Milieu® appreciates the district's proximity to learning institutions such as the Theresian Academy and the Technical University, and the well-developed network of cycle paths. High Achievers are equally well-represented as they appreciate the diverse restaurants and cafés and the centrally located, prestigious residential environment close to the city centre. Karlsplatz has come to be regarded as a main metro junction with much to offer in terms of historical and cultural value: Antonio Vivaldi found his final resting place at Karlsplatz 13 in 1741, which is also where Dr. Karl Lueger, a former Lord Mayor of Vienna, was born just under a century later. Apart from that, the Otto Wagner Pavillon and the Church of St. Charles, considered to be one of the landmarks of Vienna, are located right at Karlsplatz. The Funkhaus Wien broadcasting centre – home to the Vienna Radio Symphony Orchestra – is located next door to Argentinierstraße.



Wohllebengasse 6 / EHL Immobilien

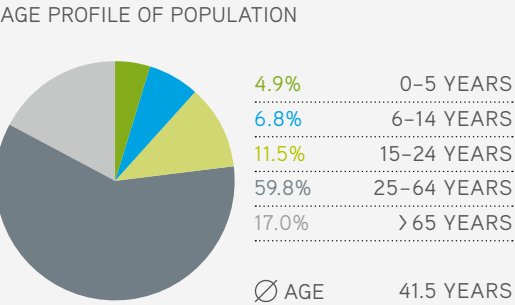
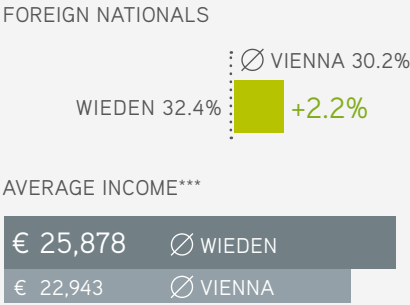
HOUSING FACTS

33,263	RESIDENTS 2019
17,219	MAIN RESIDENCES 2018
1.93	PERSONS/HOUSEHOLD 2018
Moved in	+ 2,254
Moved out	- 1,864
MIGRATION BALANCE	+ 390

GOOD TO KNOW

	15.2 km OF CYCLE PATHS
	178 DOCTORS*
	2 DOG ZONES
	38 PLAYGROUNDS
	10.0% GREEN SPACE WITH 539 TREES**

DEMOGRAPHIC FACTS



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,700/m²
OTHER	€ 4,200/m²

RENTED	
FIRST OCCUPANCY	€ 13.00/m² to € 13.50/m²
weighted average	€ 13.20/m²
OTHER	€ 11.20/m²
INVESTMENT PROPERTY	€ 3,200 to € 4,400/m²

In this district, 277 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 118 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists



RUSTIC CHARM

THE ONGOING EXTENSION to the metro network has already initiated an increase in prices around Matzleinsdorfer Platz. The area also benefits from modern high-rise buildings between the Hauptbahnhof main railway station and the Fifth District

as well as the major companies setting up shop there. Margareten has undergone substantial upgrading in the last few years, and is catching up with the Sixth District. Naschmarkt and Margaretenplatz are amongst the hotspots of the district.



SPECIAL FEATURES OF DISTRICT

Margareten used to be known as a working-class district, but has since developed into a hip area with plenty of start-ups. Even so, the Fifth District has lost none of its rustic charm: publicly accessible inner courtyards in some of the older buildings – often hidden away and only familiar to those who know the district – such as Schlossquadrat, provide not only a host of cafés and restaurants but also welcome shade from the sun in the hot summer months in the city. The Fifth District, or “the Fifth” to the locals, is home to the alternative arts scene, so it comes as no surprise

that Falco wrote Der Kommissar, his major international chart hit, here at Ziegelofengasse 37. Even now, the district is especially attractive to the Escapists Sinus-Mileu®, who also appreciates the low cost of housing close to the Vienna Beltway. Nearly sixty-five percent in developed area provides plenty of space for attractive student housing, cultural diversity, and a trendy bar and restaurant scene, which also makes Margareten especially attractive to Digital Individualists. The district has a number of small public parks despite the low proportion of green space at just 4.4 percent.



Margaretenstraße 131-135 / EHL Immobilien

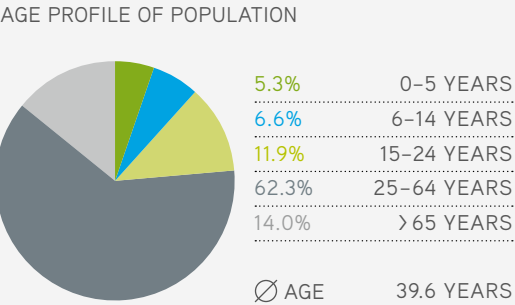
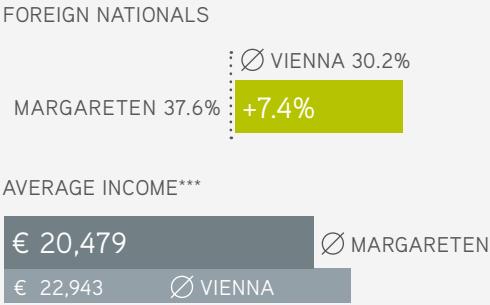
HOUSING FACTS

55,407	RESIDENTS 2019
29,355	MAIN RESIDENCES 2018
1.89	PERSONS/HOUSEHOLD 2018
Moved in	+ 3,407
Moved out	- 3,050
MIGRATION BALANCE	+ 357

GOOD TO KNOW

	26.0 km OF CYCLE PATHS
	145 DOCTORS*
	8 DOG ZONES
	62 PLAYGROUNDS
	4.4% GREEN SPACE WITH 758 TREES**

DEMOGRAPHIC FACTS



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,200/m²
OTHER	€ 3,900/m²

RENTED	
FIRST OCCUPANCY	€ 11.80/m² to € 12.30/m²
weighted average	€ 12.00/m²
OTHER	€ 10.70/m²
INVESTMENT PROPERTY	€ 2,050 to € 3,500/m²

In this district, 355 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 87 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists



TASTEFUL VARIETY

ALREADY WELL-DEVELOPED, the Sixth District is gaining in attractiveness from the newly designed Mariahilfer Straße and planned metro extension linking Mariahilf to the U2 metro line. There are few construction projects here due to the well-developed

nature of the area. Nonetheless, demand for housing is high, albeit with a definite slope towards the Westbahnhof railway station and the Beltway. Sought-after residential areas mainly include Gumpendorfer Straße and the areas around Naschmarkt and Getreidemarkt. X



SPECIAL FEATURES OF DISTRICT

You can argue about taste – except in Mariahilf. The variety is so great here that it makes up for the lack of green space at only two percent: Mariahilfer Straße, Austria’s longest high street, and Gumpendorfer Straße provide a wide variety of local and individual shops as well as international chain stores.

The High Achievers Sinus-Milieu® especially appreciates this, while Postmaterialists enjoy the abundance of places to meet as well as the cycle paths and pedestrian precincts. Naschmarkt is as attractive to High Achievers

as it is to any other visitor to the district: every day sees an unusually lively environment brimming with lifestyle and flair with around a hundred and twenty market stalls on an area of 2.3 hectares. From gourmet delicatessens to a variety of dining establishments, fine eaters are guaranteed satisfaction until the late evening hours. An impressive range of museums, collections, and theatres provide the district’s cultural highlights. The Raimund Theater, which is mainly used for musicals, is one such attraction. The theatre was named after the actor Ferdinand Raimund, who was born at Mariahilfer Straße 45 in 1790.

*** Increased purchase price per square metre due to dominant retail and trade zoning

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)

*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

** Total of general practitioners, specialists, and dentists



Mollardgasse 27 / EHL Immobilien

HOUSING FACTS

31,864	RESIDENTS 2019
16,999	MAIN RESIDENCES 2018
1.87	PERSONS/HOUSEHOLD 2018
Moved in	+ 2,102
Moved out	- 1,733
MIGRATION BALANCE	+ 369

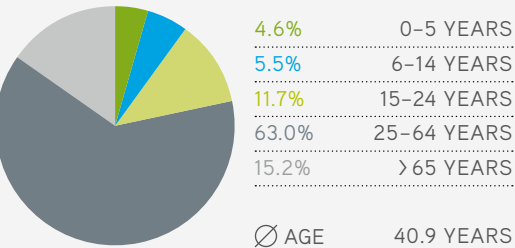
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 30.2%
MARIAHILF 30.2%	+0.0%
AVERAGE INCOME***	
€ 23,971	Ø MARIAHILF
€ 22,943	Ø VIENNA

GOOD TO KNOW

🚲 18.5 km	OF CYCLE PATHS
🏠 191	DOCTORS*
🐕 3	DOG ZONES
🎡 37	PLAYGROUNDS
🌳 2.1%	GREEN SPACE WITH
512	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,500/m²
OTHER	€ 4,100/m²

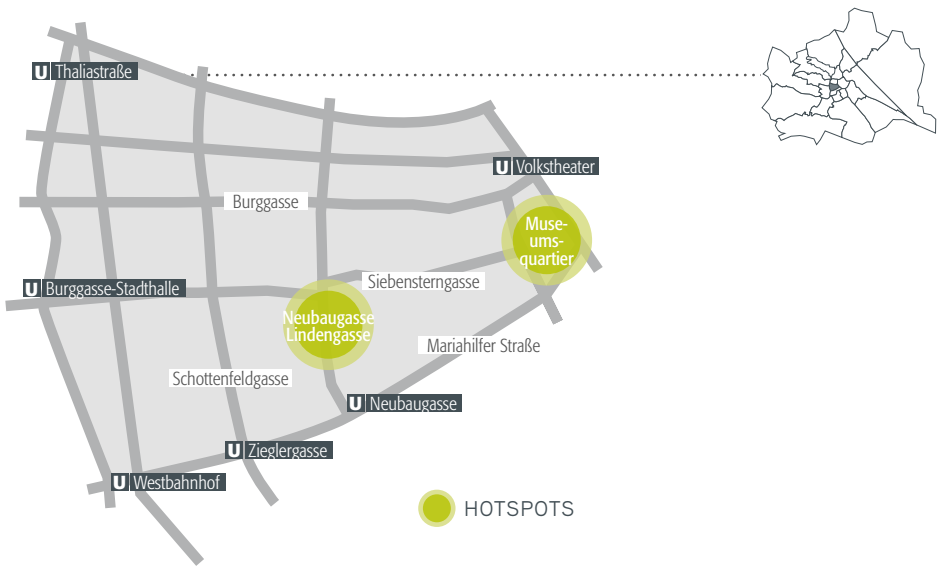
RENTED	
FIRST OCCUPANCY	€ 12.70/m² to € 13.20/m²
weighted average	€ 13.10/m²
OTHER	€ 11.10/m²
INVESTMENT PROPERTY	€ 2,100 to € 5,100/m²****

In this district, 268 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 92 million euros.



IT DOESN'T GET MUCH COOLER THAN THIS

WALKING THROUGH THE DISTRICT, the drop in attractiveness becomes apparent the closer you get to the Beltway. Even so, Neubau still excels in its wide range of attractions, and is still a very popular residential district. Demand for housing is especially high around the Museumsquartier and Neubaugasse hotspots. "Über den Linden" is one of the construction projects in the Seventh District; what will be the tallest residential high-rise in the district is currently under construction. X



SPECIAL FEATURES OF DISTRICT

Vienna's creative centre lies in the Seventh District between Urban-Loritz-Platz, Neubaugasse and Museumsquartier. The last of the three has turned into a historically valuable cultural attraction where the royal stables were once located.

Three Sinus-Milieus® in particular have come to enjoy the cultural variety of Neubau with its fascinating melange of art studios, cafés and restaurants, and cheery pub life: Postmaterialists, High Achievers, and

Digital Individualists. The painter Friedrich Ritter von Amerling was born at Stiftgasse 8 in 1887. The efforts of artists, architects, and people from the neighbourhood saved the Amerlinghaus from demolition. Today, the house is a self-managed cultural and communications centre, and home to a restaurant as well as the Neubau district museum. Neubau has only 3.3 percent green space. Nonetheless, many of the young designers living and working in the district still find outdoor inspiration in the parks such as Weghuberpark and Josef-Strauß-Park.

**** Increased purchase price per square metre due to dominant retail and trade zoning

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists

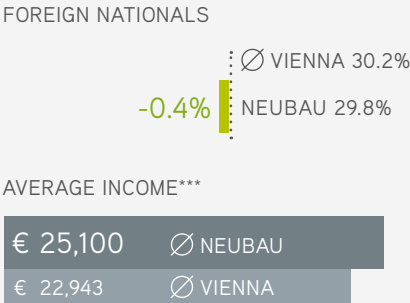


Kaiserstraße 77 / EHL Immobilien

HOUSING FACTS

32,288	RESIDENTS 2019
17,748	MAIN RESIDENCES 2018
1.82	PERSONS/HOUSEHOLD 2018
Moved in	+ 2,109
Moved out	- 1,714
MIGRATION BALANCE	+ 395

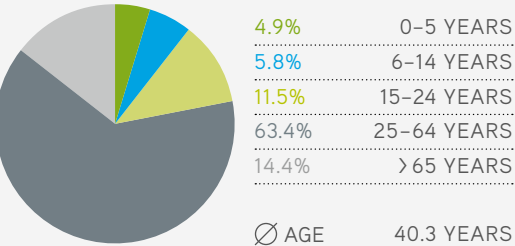
DEMOGRAPHIC FACTS



GOOD TO KNOW

17.8 km	OF CYCLE PATHS
182	DOCTORS*
2	DOG ZONES
46	PLAYGROUNDS
2.3%	GREEN SPACE WITH
570	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 6,000/m²
OTHER	€ 4,500/m²

RENTED	
FIRST OCCUPANCY	€ 12.70/m² to € 13.20/m²
weighted average	€ 13.10/m²
OTHER	€ 11.10/m²
INVESTMENT PROPERTY	€ 3,200 to € 7,200/m²****

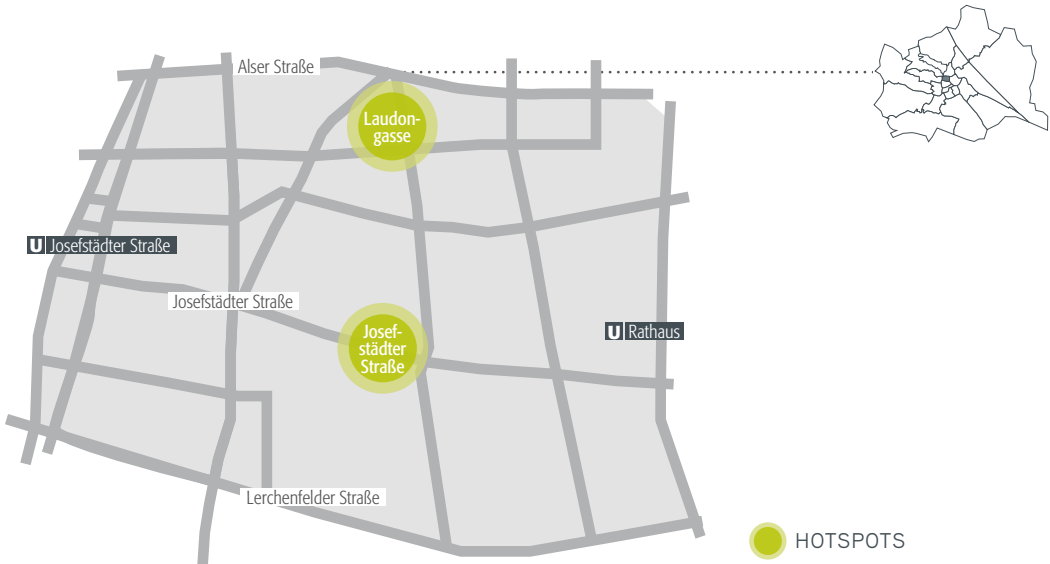
In this district, 282 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 114 million euros.

1080
JOSEFSTADT

SCENIC HERITAGE

DEMAND FOR HOUSING is high and availability is scarce in Vienna’s smallest district, which is mainly due to the shortage of free space and resulting low volume of construction activity. This has affected the prices of housing available even if it doesn’t make Josefstadt any less attractive.

THE DISTRICT BENEFITS FROM NEW PLACES to meet on Lange Gasse, with a new residential project on Trautson-gasse nearby, as well as greening for traffic calming. Another residential project is currently under construction on Blindengasse near the Josefstädter Straße hotspot.



SPECIAL FEATURES OF DISTRICT

The theatre house in Josefstadt was founded in 1788, and is Vienna’s oldest theatre. Great actors and poets such as Johann Nestroy and Oskar Werner have graced the stage here. The Oskar-Werner-Hof building at Lenaugasse 19 was named after the latter.

The wide variety of cultural leisure attractions together with the ethnically diverse range of cafés and restaurants at this traffic-calmed location makes the Eighth District especially attractive for the Postmaterialists Sinus-Milieu®. Green areas only account for just under two percent in Josefstadt,

but the seventy percent built-up area provides lots of small Viennese “Platzl” squares with an inviting variety of bars and restaurants to relax in.

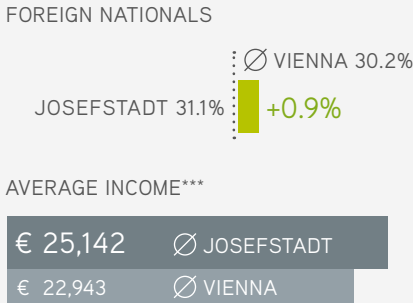
Also Emanuel Schikaneder, actor and author of The Magic Flute, spent the last years of his life as a resident of the Eighth District until his death in 1812. Apart from cultural and historical highlights that Josefstadt has to offer, the district is also known as a school district with the University of Vienna close by and easy to reach, which is greatly appreciated by many students and families.



HOUSING FACTS

25,466	RESIDENTS 2019
13,248	MAIN RESIDENCES 2018
1.92	PERSONS/HOUSEHOLD 2018
Moved in	+ 3,740
Moved out	- 3,329
MIGRATION BALANCE	+ 411

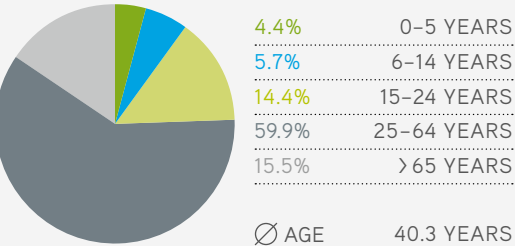
DEMOGRAPHIC FACTS



GOOD TO KNOW

11.3 km	OF CYCLE PATHS
317	DOCTORS*
3	DOG ZONES
17	PLAYGROUNDS
1.9%	GREEN SPACE WITH
479	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 6,500/m²
OTHER	€ 4,700/m²

RENTED	
FIRST OCCUPANCY	€ 12.90/m² to € 13.50/m²
weighted average	€ 13.20/m²
OTHER	€ 11.40/m²
INVESTMENT PROPERTY	€ 3,400 to € 4,400/m²

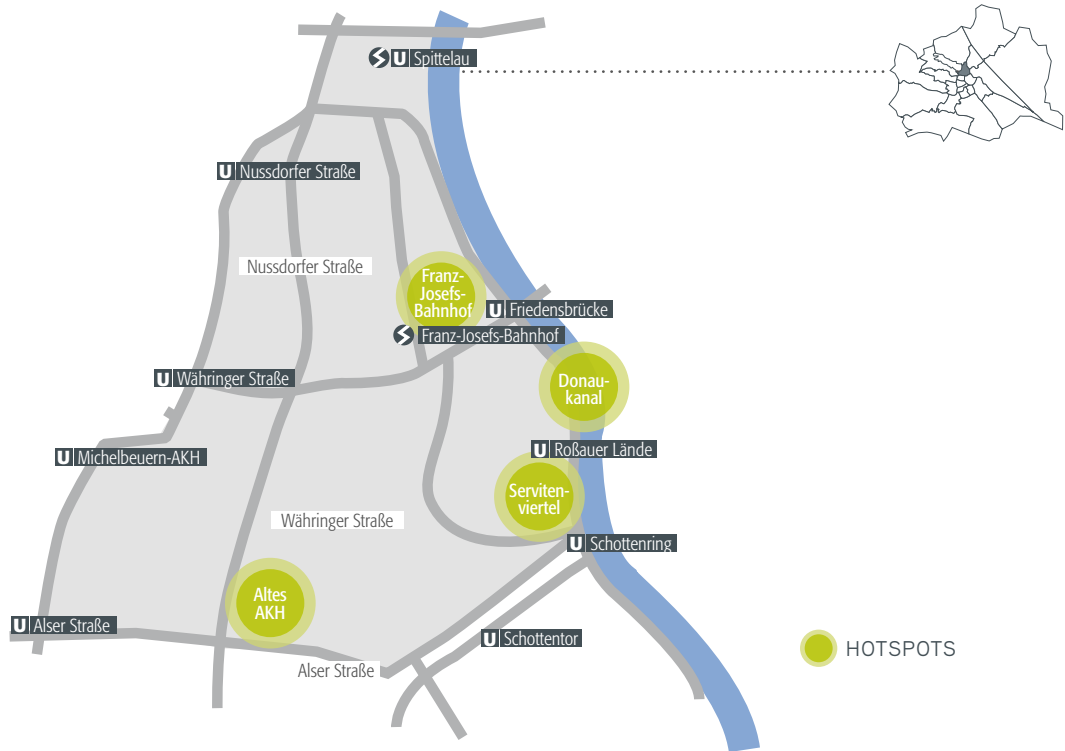
In this district, 137 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 46 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists



VIENNESE EPICURISM

THE LARGEST PROJECT DEVELOPMENT in the Ninth District is taking place between the former University of Economics and Franz-Josefs-Bahnhof railway station, known as Althangrund. There is plenty of construction beyond that with new housing under development on Grünentorgasse, Pfluggasse, Liechtensteinstraße, and Nußdorfer Straße. Berggasse also has an exclusive luxury housing project currently under construction. Popular hotspots in the district include Servitenviertel as well as the area around the previous Vienna General Hospital site known as the Altes AKH, and around Donaukanal.



SPECIAL FEATURES OF DISTRICT

The Ninth District gives you the perfect opportunity to bask in the arts and culture with museums such as Palais Liechtenstein and Sigmund-Freud-Museum, Volksoper opera house, as well as the WUK and the Schauspielhaus theatre providing a varied programme. The district especially benefits from the newly built quarters north of Alserbachstraße as well as the student halls, especially amongst the High Achievers Sinus-Milieu®. On the other hand, Postmaterialists appreciate the many universities close by such as the MedUni at Altes AKH, the Department of Communication and the main university campus at Altes AKH, the former

Vienna General Hospital. This district has always been home to the intelligentsia, one prime example being Erwin Schrödinger – the Nobel prize-winning physicist famous for the eponymous feline thought experiment lived at Pasteurgasse 4 for years. There is also no shortage of recreational areas in Alsergrund with a variety of educational facilities and the associated local scene with plenty of attractions for students. Just over seven percent green space such as the parks along Donaukanal provide comfortable places to relax and indulge in a little sport.



HOUSING FACTS

41,958	RESIDENTS 2019
22,972	MAIN RESIDENCES 2018
1.83	PERSONS/HOUSEHOLD 2018
Moved in	+ 3,495
Moved out	- 2,710
MIGRATION BALANCE	+ 785

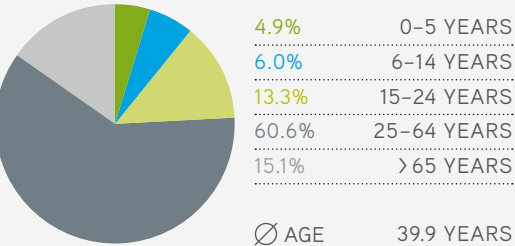
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 30.2%
ALSERGRUND 32.5%	+2.3%
AVERAGE INCOME***	
€ 24,701	Ø ALSERGRUND
€ 22,943	Ø VIENNA

GOOD TO KNOW

41.3 km	OF CYCLE PATHS
567	DOCTORS*
3	DOG ZONES
44	PLAYGROUNDS
7.5%	GREEN SPACE WITH
1,227	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 6,100/m²
OTHER	€ 4,400/m²

RENTED	
FIRST OCCUPANCY	€ 12.70/m² to € 13.30/m²
weighted average	€ 13.10/m²
OTHER	€ 11.20/m²
INVESTMENT PROPERTY	€ 2,300 to € 4,400/m²

In this district, 357 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 139 million euros.

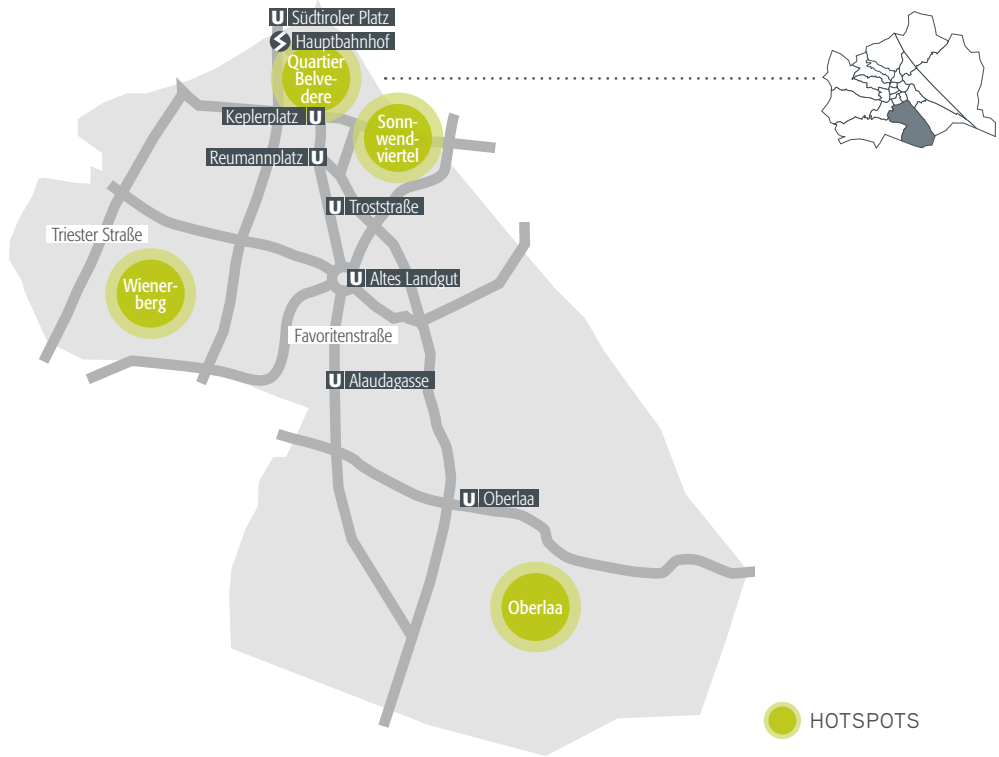
** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists

1100
FAVORITEN

GROUNDS FOR JOY

FAVORITEN IS INCREASINGLY changing from a working-class district to a chic residential and office quarter. The main drivers in this development include the many construction projects; the Tenth District has the highest levels of development activity in Vienna, turning it into the most attractive district for construction and development.

NEW PROJECTS INCLUDE Sonnwendviertel as well as Belvedere and Biotope City at Wienerberg. The latter is already benefiting from the planned route of the new U5 metro line. New residential high-rises such as "My Sky" and "Hoch 33" are examples of new residential development.



SPECIAL FEATURES OF DISTRICT

Favoriten is Vienna's most populous district; however, it still provides sufficient leisure and recreational activities for every resident with green space taking up forty-six percent of the total area. This includes the many parks, the Wienerberg local recreation area, Laaer Berg with the Böhmischer Prater that was almost completely destroyed in World War II, the Oberlaa spa gardens, and Reumannplatz to be completely revitalised with additional green areas by the summer of 2020. A variety of cultures and languages combined in more than two hundred thousand inhabitants along with the

interplay between traditional and modern make the district unique. This becomes especially apparent at Viktor-Adler-Markt founded in 1877.

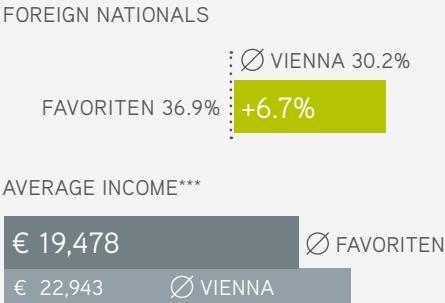
The Traditional Sinus-Milieu® has its roots in long-established residential areas with attractive housing costs, whereas the Adaptive-Pragmatists will feel at home in the family-friendly atmosphere of less densely built-up neighbourhoods or newly developed residential areas offering everything under one roof.



HOUSING FACTS

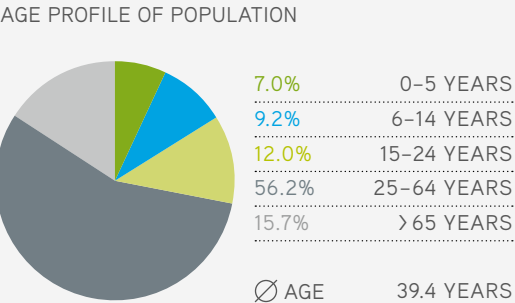
204,142	RESIDENTS 2019
94,820	MAIN RESIDENCES 2018
2.15	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 9,166
MOVED OUT	- 8,364
MIGRATION BALANCE	+ 802

DEMOGRAPHIC FACTS



GOOD TO KNOW

	112.1 km OF CYCLE PATHS
	248 DOCTORS*
	19 DOG ZONES
	54 PLAYGROUNDS
	45.9% GREEN SPACE WITH 6,989 TREES**



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,500/m²
OTHER	€ 2,900/m²

RENTED	
FIRST OCCUPANCY	€ 10.90/m² to € 11.50/m²
weighted average	€ 11.20/m²
OTHER	€ 9.40/m²
INVESTMENT PROPERTY	€ 1,550 to € 2,850/m²

In this district, 1,785 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 406 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists

1110
SIMMERING

AWESOME MIX

SIMMERING has a high concentration of social housing, making it Vienna's most affordable district. New social housing units have recently been completed in the south of the district towards Oberlaa, as have subsidised rental, owner-occupied and investment apartments.

MANY DEVELOPERS appreciate the solid infrastructure as well as the abundance of free spaces, and are planning new major development projects for 2020. Currently, there are construction activities along Simmeringer Hauptstraße as well as on the former Siemens site between Leberstraße and Brehmstraße.



SPECIAL FEATURES OF DISTRICT

The combination of urban environment and excellent infrastructure together with largely rural areas makes Simmering unique. Just under forty-one percent of the green space in the district is used for both agriculture and public recreation, providing added variety.

appreciate the district's neighbourhoods and family-oriented housing estates that go back years, while the affordable shopping opportunities such as the EKZ Simmering shopping centre and Simmeringer Hauptstraße are attractive to the Consumption Oriented.

One of Simmering's popular excursion destinations is the area around Schloss Neugebäude palace, which is home to a medieval festival, an outdoor cinema, an Oktoberfest, and a Christmas market – a wide variety of attractions throughout the year. Three Sinus-Milieus® are especially heavily represented in the Eleventh District: Traditionals and Adaptive-Pragmatists

The Simmering market has a history that dates back to 1909. The market was mostly destroyed at the end of World War II, to be rebuilt again afterwards. Vienna's central cemetery is especially steeped in history with its prominent Art Nouveau buildings and the many cenotaphs to great Austrian personalities that are worth a visit.



Rosa-Jochmann-Ring 2-4 / BUWOG

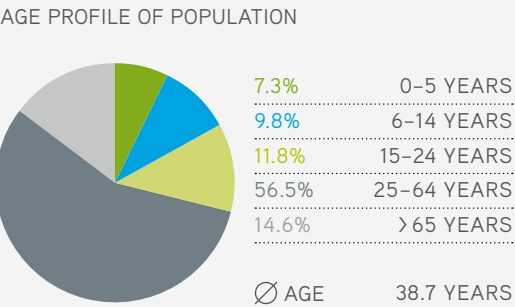
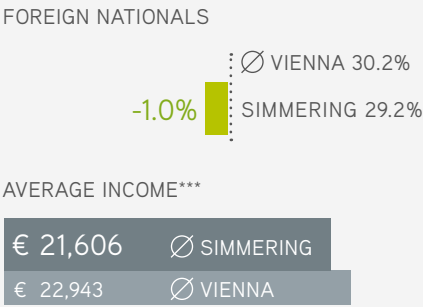
HOUSING FACTS

103,008	RESIDENTS 2019
47,532	MAIN RESIDENCES 2018
2.17	PERSONS/HOUSEHOLD 2018
MOVED IN + 3,564	
MOVED OUT - 3,721	
MIGRATION BALANCE - 157	

GOOD TO KNOW

	77.1 km OF CYCLE PATHS
	124 DOCTORS*
	13 DOG ZONES
	96 PLAYGROUNDS
	40.5% GREEN SPACE WITH 5,370 TREES**

DEMOGRAPHIC FACTS



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,000/m²
OTHER	€ 2,600/m²

RENTED	
FIRST OCCUPANCY	€ 10.30/m² to € 11.00/m²
weighted average	€ 10.50/m²
OTHER	€ 9.20/m²
INVESTMENT PROPERTY	€ 1,300 to € 2,500/m²

In this district, 521 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 109 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

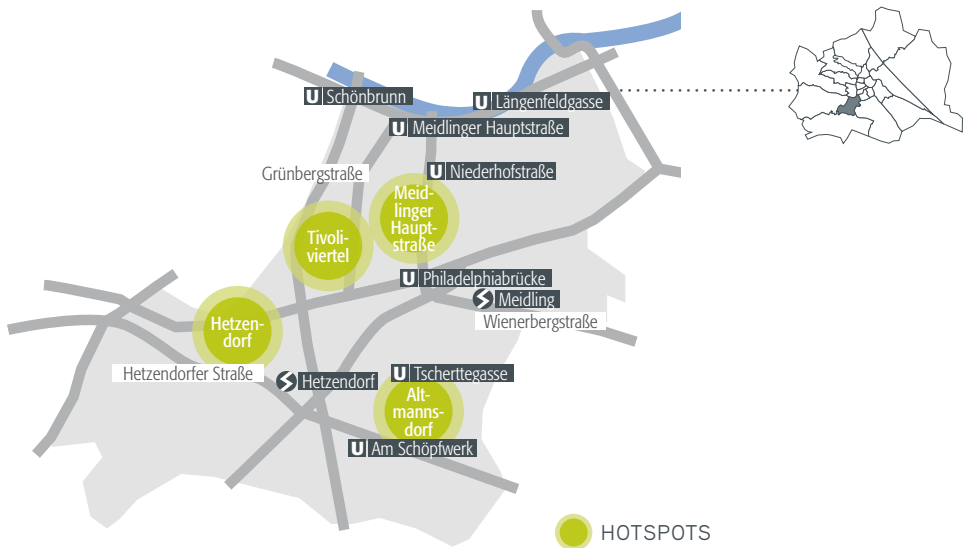
* Total of general practitioners, specialists, and dentists



OH MY, LOOK AT THAT!

GOOD TRANSPORT LINKS to the U4 and U6 metro lines raise demand for housing, especially on Schönbrunner Straße and Wilhelmstraße. Developers are addressing this by planning a multifunctional community project on the former Komet site to

the benefit of the district. New housing developments have already been completed on Rechte Wienzeile and Arndtstraße. The Wildgarten development area is seeing a variety of housing projects gradually taking shape near Hetzendorf, a hotspot especially popular with families. ✕



SPECIAL FEATURES OF DISTRICT

The finest part of the Twelfth District can be found in the area ranging from the urban bustle around Meidlinger Hauptstraße and Meidlinger Markt to the village-like structures such as Altmannsdorf and Hetzendorf. It hardly comes as a surprise that the Consumption Oriented and Traditionals Sinus-Milieus® are most heavily attracted to this location. The former appreciate Meidling for its affordable housing in public housing estates. Traditionals are also drawn to the attractive prices and the small-town atmosphere of the Twelfth District.

Compared to other districts, Meidling has a low proportion of green areas at 12.5 percent. However, the district does have good transport links to nearby recreational areas such as Schloss Schönbrunn palace in Hietzing, providing a variety of recreational and leisure activities in the palace gardens.

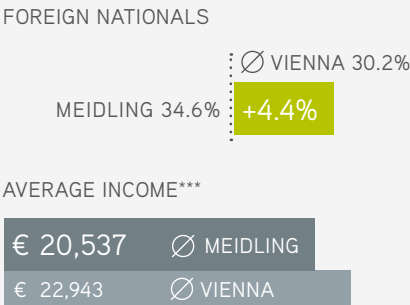
Schloss Hetzendorf is a baroque palace steeped in history; it is home to a church that is not recognisable from the outside as well as restaurants and the Vienna Fashion School that opened several years ago.



HOUSING FACTS

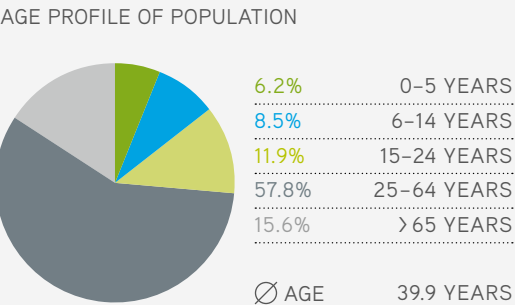
97,634	RESIDENTS 2019
47,881	MAIN RESIDENCES 2018
2.04	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 4,352
MOVED OUT	- 4,196
MIGRATION BALANCE	+ 156

DEMOGRAPHIC FACTS



GOOD TO KNOW

	58.3 km OF CYCLE PATHS
	224 DOCTORS*
	13 DOG ZONES
	108 PLAYGROUNDS
	12.5% GREEN SPACE WITH 4,031 TREES**



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,500/m²
OTHER	€ 3,100/m²

RENTED	
FIRST OCCUPANCY	€ 11.20/m² to € 12.00/m²
weighted average	€ 11.50/m²
OTHER	€ 10.20/m²
INVESTMENT PROPERTY	€ 1,900 to € 2,900/m²

In this district, 573 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 129 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

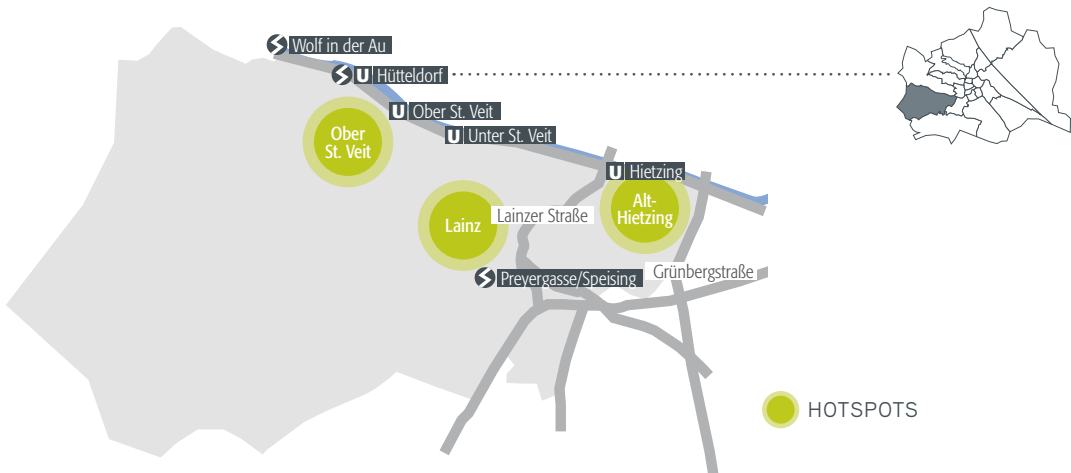
* Total of general practitioners, specialists, and dentists

1130
HIETZING

LIVING LIKE AN EMPEROR

THE THIRTEENTH DISTRICT is highly popular amongst families due to its large share of green space and proximity to Tierpark Schönbrunn zoological gardens. New housing developments are to be found in the Lainz and Speising areas as well as the Ober St. Veit hotspot amongst other locations.

THE SCHWEIZERTALSTRASSE currently has two new housing developments under construction. Old mansions and villas in upmarket locations are finding increasing use for apartment buildings, such as Jagdschlossgasse. Even so, construction activity is somewhat scarce compared to the total area of Hietzing. ✕



SPECIAL FEATURES OF DISTRICT

Hietzing is seen as Vienna’s “greenest” district at more than seventy percent green space. This is mainly due to the Wienerwald hills that extend into large parts of the district. Hietzing is home to the Lainzer Tiergarten park famous for its rich wildlife living freely on the grounds. The Hermesvilla palace is also located here. Empress Elisabeth lovingly named it the Palace of Dreams, and the building still offers a glimpse into the private life of Austria’s royal family. Maria Theresa chose Schloss

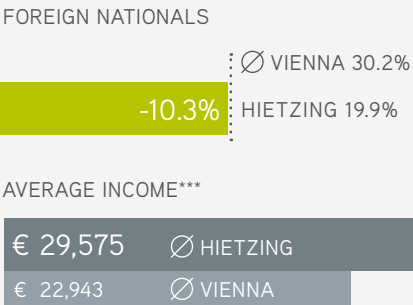
Schönbrunn palace as her summer residence around 1740, and the palace was steadily promoted to the centre of royal life. Elegant Hietzing still has visible and palpable traces of royal life that can even be seen in the populace: the Postmaterialists Sinus-Milieu® is especially attracted to the extensive green areas mentioned above as well as the architectural variety of the district, while the Established appreciate the elitist residential area with its traditional mansions and high-class restaurants.



HOUSING FACTS

53,778	RESIDENTS 2019
26,973	MAIN RESIDENCES 2018
1.99	PERSONS/HOUSEHOLD 2018
Moved in	+ 1,647
Moved out	- 1,797
MIGRATION BALANCE	- 150

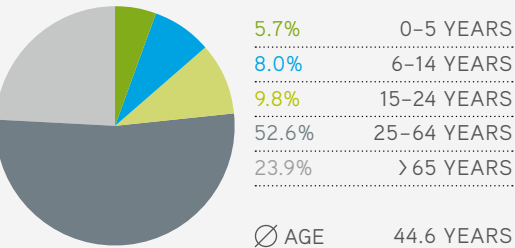
DEMOGRAPHIC FACTS



GOOD TO KNOW

62.6 km	OF CYCLE PATHS
368	DOCTORS*
3	DOG ZONES
53	PLAYGROUNDS
70.6%	GREEN SPACE WITH
6,432	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 6,100/m²
OTHER	€ 4,300/m²

RENTED	
FIRST OCCUPANCY	€ 12.70/m² to € 13.30/m²
weighted average	€ 13.00/m²
OTHER	€ 11.30/m²
INVESTMENT PROPERTY	€ 2,200 to € 4,800/m²

In this district, 433 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 160 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists

1140
PENZING

THE GREEN GRANDSTAND

THE FOURTEENTH DISTRICT still has plenty of potential for development although many families already benefit from good transport links (U4 metro line and the regional railway network) as well as spacious green areas. Families especially appreciate the Wolfersberg and Breitensee hotspot areas. There are also attractive developments

in the urban areas of Penzing such as at the Körnerkaserne barracks site as well as a new housing development for 76 new units at Penzinger Straße 76. The district has several investment apartment developments including Linzer Straße, Leyserstraße, Breitensee Straße, and Schützplatz. Housing demand is also increasing along Hütteldorfer Straße. ✕



SPECIAL FEATURES OF DISTRICT

Green space takes up approx. sixty-one percent of the total area of Penzing, creating varied leisure and recreational activities: sports fans benefit from the Allianz Stadium and Hohe Wand Wiese, one of Vienna's two ski slopes, and a summer toboggan run and mountain bike trail centre. Museums such as the Technical Museum built in 1918, with exhibits and models from the history of technology, and the Otto-Wagner-Villa mansion round off the list of attractions. The last in the list was built in 1888 by architect Otto Wagner and purchased by Ernst Fuchs in 1972. The artist rescued the building from dereliction, converted it into a museum, and opened it to the

public. There's one more highlight for cultural history aficionados: Gustav Klimt, the world-famous painter and cofounder of the Vienna Secession, was born at Linzer Straße 247 in 1861.

The Established and Conservatives Sinus-Milieus® are especially heavily represented in Penzing. The main reason for this is the peaceful location on the edge of the city with good connections to the motorway, the highly traditional buildings, attractive residential areas with detached properties, and the high-value new building projects.



HOUSING FACTS

92,990	RESIDENTS 2019
46,250	MAIN RESIDENCES 2018
2.01	PERSONS/HOUSEHOLD 2018
Moved in	+ 3,565
Moved out	- 3,523
MIGRATION BALANCE	+ 42

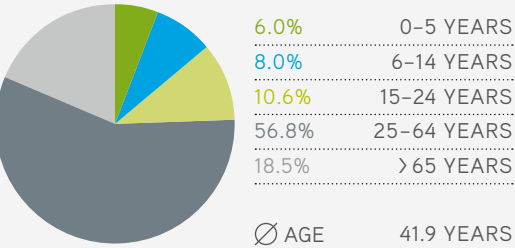
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	VIENNA 30.2%
-4.0%	PENZING 26.2%
AVERAGE INCOME***	
€ 23,755	PENZING
€ 22,943	VIENNA

GOOD TO KNOW

89.3 km	OF CYCLE PATHS
229	DOCTORS*
8	DOG ZONES
63	PLAYGROUNDS
60.7%	GREEN SPACE WITH
4,082	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,700/m²
OTHER	€ 3,200/m²

RENTED	
FIRST OCCUPANCY	€ 11.20/m² to € 12.50/m²
weighted average	€ 11.70/m²
OTHER	€ 10.50/m²
INVESTMENT PROPERTY	€ 1,900 to € 3,800/m²

In this district, 692 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 177 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists

1150
RUDOLFSHEIM-
FÜNFHAUS

BOUNDLESS VARIETY

TOWNHOUSE RESTORATION with loft extensions and plenty of construction activity dominate the Fifteenth District, which has mastered the transition from problem district to sought-after location. Especially younger people benefit from the central location, good transport links and infrastructure together with affordable housing.

Rudolfsheim-Fünfhaus in particular is a good alternative to the other districts outside the Vienna Beltway, some of which are more expensive. **NIBELUNGENVIERTEL** and Sechshaus have developed into popular neighbourhoods contributing to Vienna's increasing living quality. ✕



SPECIAL FEATURES OF DISTRICT

Three Sinus-Milieus® are especially heavily represented in Rudolfsheim-Fünfhaus: Escapists and Adaptive-Pragmatists appreciate the plentiful sports, entertainment, and shopping facilities that are also suitable for the mainstream, and the Consumption Oriented benefit from the affordable cafés and restaurants as well as solid affordable housing. The Fifteenth District is a good alternative to the other districts within the Vienna Beltway that have become more expensive. The area north of the Westbahnhof railway station

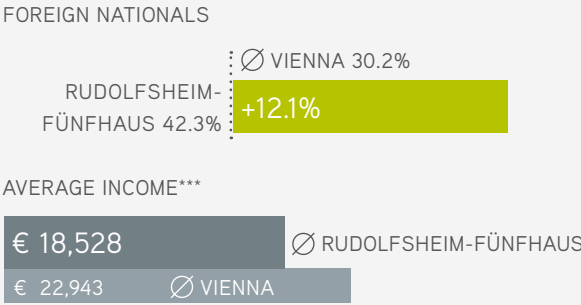
is especially lively with Vienna's civic centre and its diverse events calendar. Lugner City and Reindorf-gasse provide highly contrasting shopping experiences. Schwendemarkt market has served local supplies since 1833, and is currently undergoing revitalisation. As an example, two working groups have been greening public spaces as the Fifteenth District only has just over eight percent green areas; this includes parks such as Auer-Welsbach-Park and Schmelz.



HOUSING FACTS

77,621	RESIDENTS 2019
39,227	MAIN RESIDENCES 2018
1.98	PERSONS/HOUSEHOLD 2018
Moved in	+ 5,258
Moved out	- 4,865
MIGRATION BALANCE	+ 393

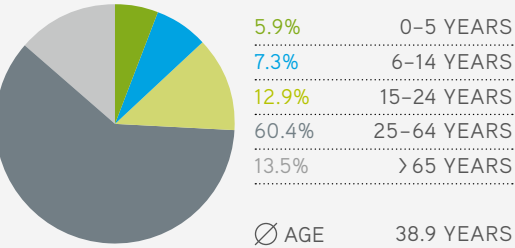
DEMOGRAPHIC FACTS



GOOD TO KNOW

35.4 km	OF CYCLE PATHS
150	DOCTORS*
8	DOG ZONES
72	PLAYGROUNDS
8.7%	GREEN SPACE WITH
2,326	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,400/m²
OTHER	€ 3,000/m²

RENTED	
FIRST OCCUPANCY	€ 10.90/m² to € 12.20/m²
weighted average	€ 11.50/m²
OTHER	€ 10.30/m²
INVESTMENT PROPERTY	€ 2,000 to € 3,000/m²

In this district, 675 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 137 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists

1160
OTTAKRING

WESTERN FLAIR

BETWEEN THE BELTWAY and the Wienerwald hills, the Sixteenth District has highly varied structures and attracts a thoroughly mixed population. One of the few new housing projects is currently under development on Rosseggergasse at the base

of the slope up Wilhelminenberg, which is one of the district’s hotspots alongside Gallitzinberg. The hype of Yppenplatz is slowly waning, but some of it has moved over to the neighbouring streets securing its place as a hotspot in Ottakring. ✕



SPECIAL FEATURES OF DISTRICT

One of Vienna’s many urban hiking trails leads across from Ottakring metro station through the district up to Wilhelminenberg Castle, which lies in the midst of twelve thousand square metres of parkland offering a magnificent view over the capital. The area is surrounded by plenty of leisure opportunities for the inhabitants of the mansions in this area.

Surprisingly, the Sixteenth District is dominated by the Escapists Sinus-Milieu®; this milieu is particularly drawn to the multiculturalism and

varied supply of shops, cafés and restaurants in the western part of Vienna, especially on Thaliastraße and Ottakringer Straße. The “Sixteenth” is also attractive due to the cheerful mixture of people in the trendy pubs near the Beltway and the hip Viennese neighbourhoods such as Brunnenmarkt. In terms of culture, Ottakring has the Tschauener Bühne theatre founded all the way back in 1909, which is one of the last remaining impromptu theatres in Europe. Around thirty percent of the whole area of the district consists of green space.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists



HOUSING FACTS

103,785	RESIDENTS 2019
51,754	MAIN RESIDENCES 2018
2.01	PERSONS/HOUSEHOLD 2018
Moved in	+ 5,026
Moved out	- 4,734
MIGRATION BALANCE	+ 292

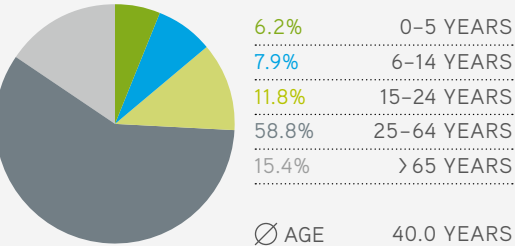
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	VIENNA 30.2%
OTTAKRING 36.5%	+6.3%
AVERAGE INCOME***	
€ 21,168	OTTAKRING
€ 22,943	VIENNA

GOOD TO KNOW

42.5km	OF CYCLE PATHS
202	DOCTORS*
2	DOG ZONES
83	PLAYGROUNDS
30.1%	GREEN SPACE WITH
3,326	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,500/m²
OTHER	€ 3,000/m²

RENTED	
FIRST OCCUPANCY	€ 11.00/m² to € 12.00/m²
weighted average	€ 11.40/m²
OTHER	€ 10.40/m²
INVESTMENT PROPERTY	€ 2,100 to € 3,450/m²

In this district, 998 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 211 million euros.



PROUD TO BE FROM HERNALS

THE SEVENTEENTH DISTRICT is currently experiencing a major upswing due to the construction of the U5 metro line to travel from Karlsplatz to Elterleinplatz from 2025 onwards. This improvement will see an upsurge in prices as well as increased construction activity on the few remaining sites available for development.

LIKE OTTAKRING, HERNALS IS A VERY MIXED DISTRICT with a gradient between the urban Beltway area and the calm country atmosphere around the Wienerwald hills. Long-established locations such as Neuwaldegg and Heuberg are recognised hotspots of the district.



SPECIAL FEATURES OF DISTRICT

A unique cultural scene dominates Hernalsdistrict – the “Seventeenth” doesn’t have the museums and theatres of the other districts, but it still has a cheerful mixture of attractions such as urban cabarets, artists’ studios, galleries, and suburban wine taverns.

Andreas Schindlauer, who was born at Mariengasse 7 in 1892, was known for his Viennese song compositions including “Du mein liebste Hernalsdistrict” in tribute to the district. Hernalsdistrict is mainly home to the Escapists Sinus-Milieu®,

which especially appreciates the mix of cultures and lifestyles. Attractively priced housing and proximity to the alternative pub scene in the neighbourhood and nearby Beltway appeal to this group.

Even so, Hernalsdistrict can be described as a typical suburb with its peaceful residential atmosphere found mainly in the northwest close to the Wienerwald hills, which take up a considerable proportion of the green areas that account for more than half of the district.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists



Schumanngasse 67 / EHL Immobilien

HOUSING FACTS

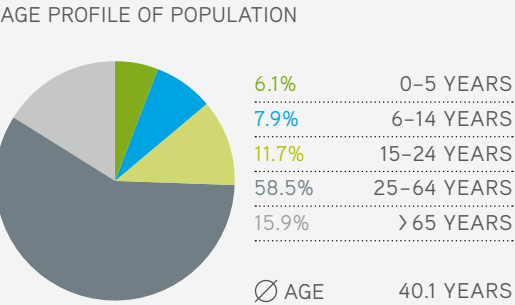
57,292	RESIDENTS 2019
28,479	MAIN RESIDENCES 2018
2.01	PERSONS/HOUSEHOLD 2018
Moved in	+ 3,020
Moved out	– 2,805
MIGRATION BALANCE	+ 215

GOOD TO KNOW

	35.4 km OF CYCLE PATHS
	195 DOCTORS*
	3 DOG ZONES
	39 PLAYGROUNDS
	53.0% GREEN SPACE WITH 2,461 TREES**

DEMOGRAPHIC FACTS

FOREIGN NATIONALS	VIENNA 30.2%
HERNALS 34.6%	+4.4%
AVERAGE INCOME***	
€ 22,386	HERNALS
€ 22,943	VIENNA



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,250/m²
OTHER	€ 3,000/m²

RENTED	
FIRST OCCUPANCY	€ 10.70/m² to € 11.50/m²
weighted average	€ 11.30/m²
OTHER	€ 10.20/m²
INVESTMENT PROPERTY	€ 2,200 to € 4,000/m²

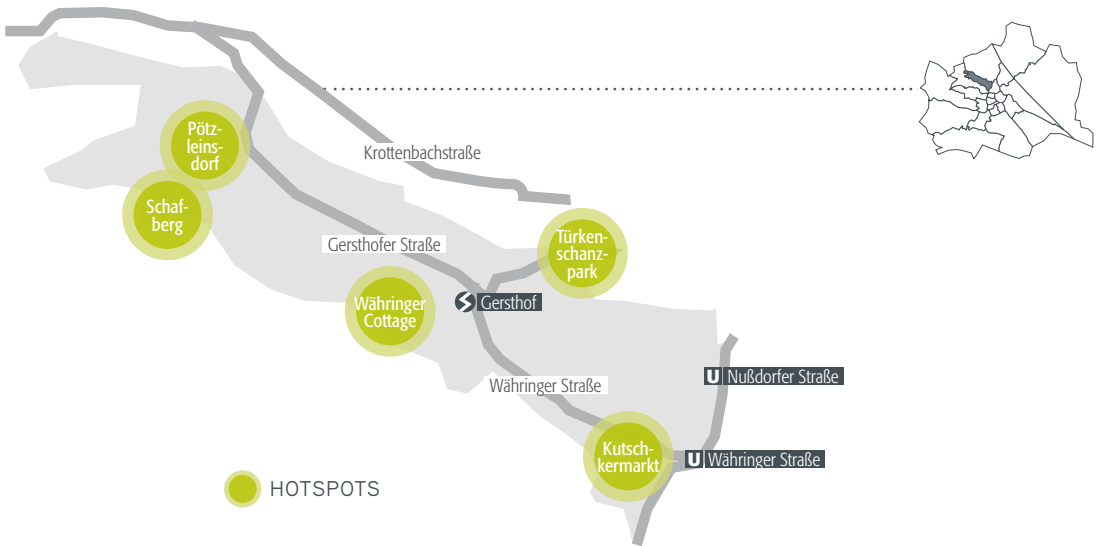
In this district, 430 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 102 million euros.

1180
WÄHRING

DELICATE SUBURBIA

DEMAND FOR HOUSING in the Eighteenth District is as high as ever. Währing is still one of the most sought-after, if also one of the most expensive residential districts in Vienna. Popular hotspots include Kutschkermarkt, Währinger Cottage, and Schafberg.

THERE IS NOT MUCH CONSTRUCTION ACTIVITY in Währing apart from occasional new housing projects such as on Gersthofer Straße. More emphasis has been placed on restoring the old town-houses, adding modern, high-quality loft extensions. ✕



SPECIAL FEATURES OF DISTRICT

One of Vienna's last remaining street markets is in Währing – Kutschkermarkt has a history going back to 1885 and is seen as the beating heart of the district. The preponderance of Wilhelminian-style architecture near the Beltway contrasts with the Cottageviertel, or cottage quarter, based on English architecture from around 1873 towards the inside of the district.

This positions Währing as a typical suburban district with an upmarket area populated by many of the upper middle class. Also the poet

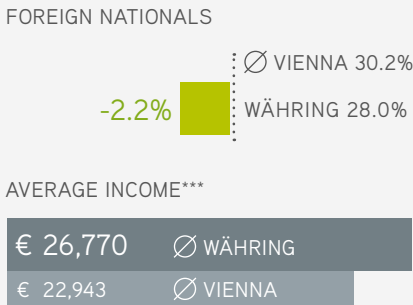
Arthur Schnitzler lived at Sternwartestraße 71 for nearly twenty years before his death in 1931, and penned many of his famous plays, novels, and short stories during that time. The Postmaterialists Sinus-Milieu® is especially heavily represented in the Eighteenth District. Postmaterialists appreciate the family-oriented atmosphere and easy access to the districts closer to downtown as much as the large green spaces that take up twenty-seven percent of the total area of the district. Examples for these green spaces include Türkenschanzpark and Pötzleinsdorfer Schlosspark.



HOUSING FACTS

51,587	RESIDENTS 2019
26,603	MAIN RESIDENCES 2018
1.94	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 2,607
MOVED OUT	- 2,408
MIGRATION BALANCE	+ 199

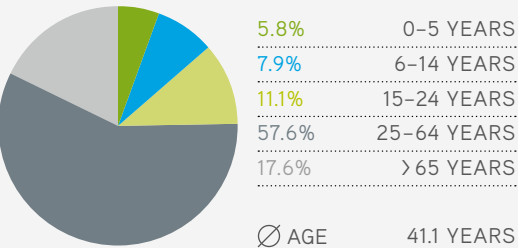
DEMOGRAPHIC FACTS



GOOD TO KNOW

🚲	28.7 km OF CYCLE PATHS
🏠	356 DOCTORS*
🐕	4 DOG ZONES
🎡	57 PLAYGROUNDS
🌳	27.0% GREEN SPACE WITH 3,354 TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 5,900/m²
OTHER	€ 4,000/m²

RENTED	
FIRST OCCUPANCY	€ 12.00/m² to € 13.00/m²
weighted average	€ 12.60/m²
OTHER	€ 10.80/m²
INVESTMENT PROPERTY	€ 2,500 to € 4,050/m²

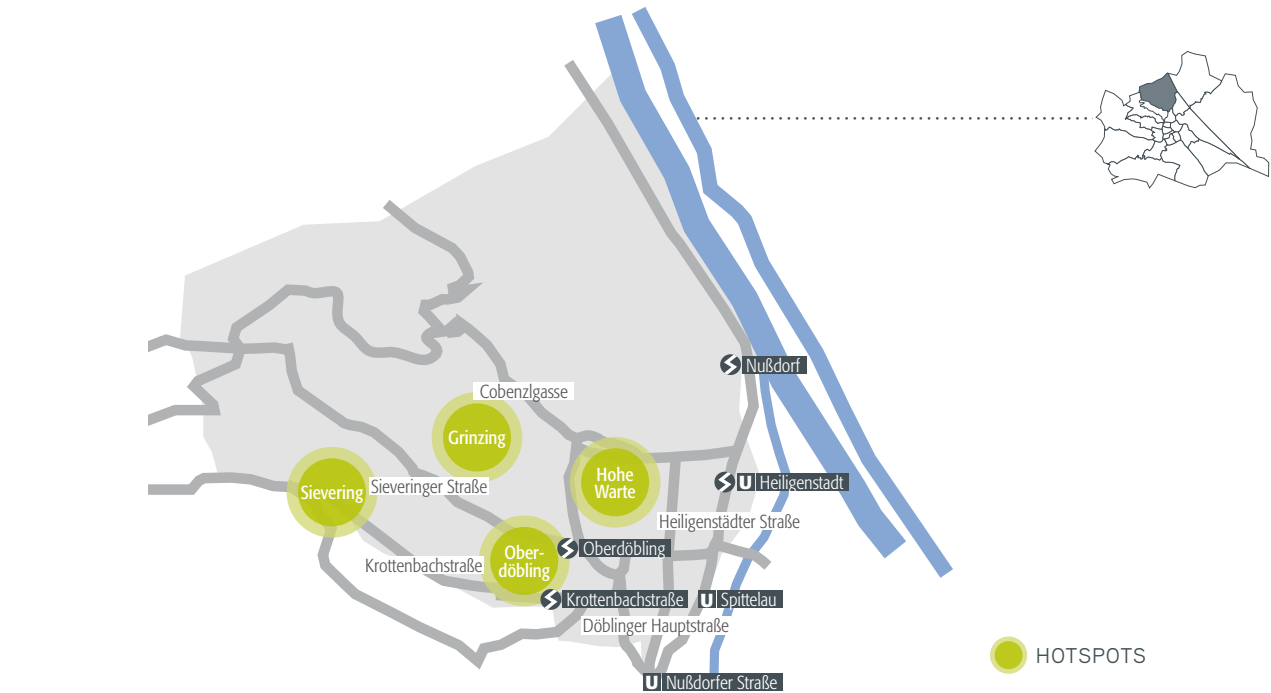
In this district, 488 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 204 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists

1190
DÖBLING

WINE WITH PRESTIGE

DEMAND FOR SPACIOUS, WELL-APPOINTED housing is especially high in the Nineteenth District, specifically in the uptown neighbourhoods such as Sievering and Oberdöbling. These exclusive parkland areas come with correspondingly high housing prices, so the area is dominated by relatively high earners and families. By comparison, locations closer to the Beltway such as Heiligenstädter Lände have been seeing some fascinating development.



SPECIAL FEATURES OF DISTRICT

Döbling is an excellent address for anyone looking for a prestigious neighbourhood. Mainly the Established and Postmaterialists Sinus-Milieus® can be found here. The Established are attracted to the mansion neighbourhoods, high-quality shopping, and exclusive traditional restaurants, whereas Postmaterialists appreciate the quiet traffic and spacious green areas that account for almost fifty percent of the total area of the district. Hohe Warte, Kahlenberg and Leopoldsberg hills are popular places to go for an excursion, and the Schmetterlingspfad (butterfly path) at Cobenzl is also worth a visit.

Döbling has a surprisingly diverse population structure due to the plentiful public and association housing estates.

The extensive vineyards greatly enrich the district. Döbling is famous for its wine taverns, and is developing into a very attractive place for wine lovers to go with the Neustifter Kirtag festival in August. The winemaking museum is another attraction. Vienna's oldest restaurant, Der Pfarrwirt, is located at Pfarrplatz; the restaurant's history goes back to the twelfth century.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists



HOUSING FACTS

72,947	RESIDENTS 2019
37,039	MAIN RESIDENCES 2018
1.97	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 3,148
MOVED OUT	- 2,912
MIGRATION BALANCE	+ 236

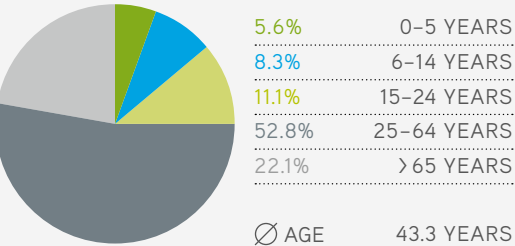
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	
-4.7%	VIENNA 30.2%
	DÖBLING 25.5%
<hr/>	
AVERAGE INCOME***	
€ 28,004	DÖBLING
€ 22,943	VIENNA

GOOD TO KNOW

	58.9 km OF CYCLE PATHS
	512 DOCTORS*
	5 DOG ZONES
	61 PLAYGROUNDS
	49.9% GREEN SPACE WITH 6,784 TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 6,500/m²
OTHER	€ 4,400/m²

RENTED	
FIRST OCCUPANCY	€ 12.20/m² to € 13.50/m²
weighted average	€ 13.00/m²
OTHER	€ 10.90/m²
INVESTMENT PROPERTY	€ 3,500 to € 4,500/m²

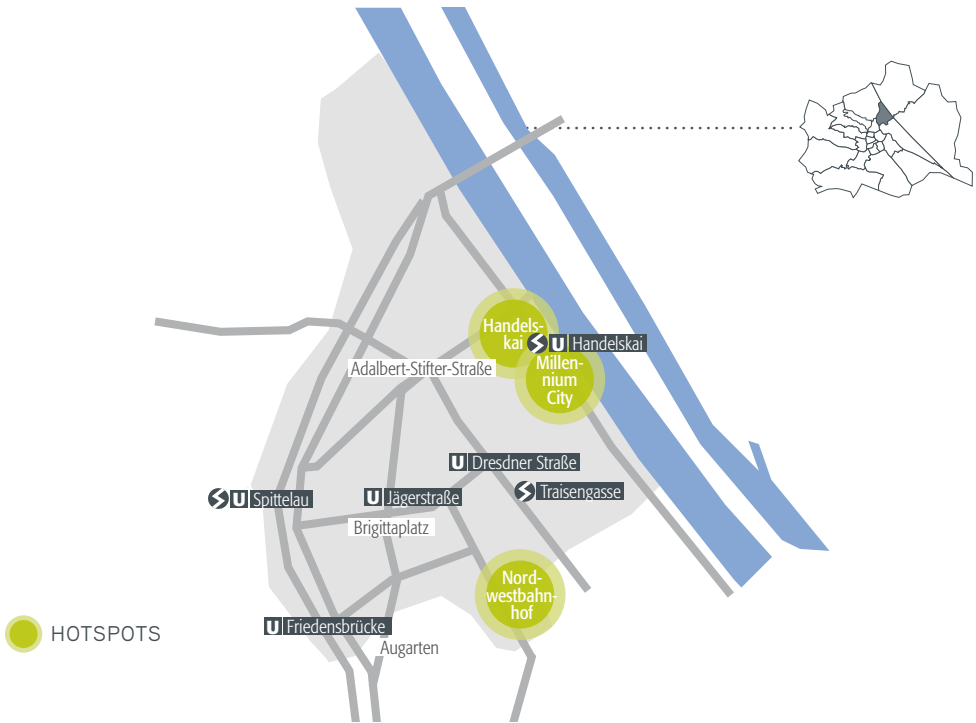
In this district, 506 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 210 million euros.

1200
BRIGITTENAU

AH, HOW NICE

THE TWENTIETH district is especially attractive to the younger generation due to the affordable prices in Brigittenau compared to the surrounding districts of Leopoldstadt and Alsergrund. A new quarter of forty-four hectares in area is currently under development

on the Nordbahnhof railway station site between the Second and Twentieth District. This development mainly benefits Brigittenau. Large-scale developments such as "Am Kai" with three hundred new apartments at Millennium City address the continuously high demand for housing. ✕



SPECIAL FEATURES OF DISTRICT

In Brigittenau, the Sinus-Milieu® of the Consumption Oriented especially appreciates the affordable prices and traditional café culture, while the good transport links and the many sports opportunities on the green spaces that take up almost eleven percent of the district area attract Adaptive-Pragmatists. Traditionals live here in equally strong numbers as they feel particularly comfortable in a stable neighbourhood. Together with Leopoldstadt, the Twentieth District forms an island between Donaukanal and the Danube for a wealth of leisure activities together with the Danube meadows close by.

The state-of-the-art 171-metre Millennium Tower is more than just an office block – it's also a popular place to meet and spend time with friends at the cinema, shopping mall, or at one of the hip pubs or extensive range of cafés and restaurants.

The Twentieth District has an interesting historically developed infrastructure as reflected by the multiculturalism of Brigittenau. The nearby long-established crafts, traditional inns, and international shops and restaurants are particularly popular amongst the population of the district.



HOUSING FACTS

86,502	RESIDENTS 2019
43,131	MAIN RESIDENCES 2018
2.01	PERSONS/HOUSEHOLD 2018
<hr/>	
MOVED IN	+ 4,733
MOVED OUT	- 4,370
MIGRATION BALANCE	+ 363

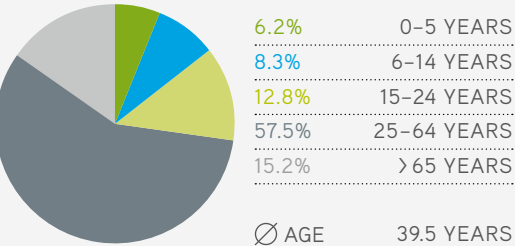
DEMOGRAPHIC FACTS

FOREIGN NATIONALS	Ø VIENNA 30.2%
BRIGITTENAU 37.9%	+7.7%
<hr/>	
AVERAGE INCOME***	Ø BRIGITTENAU
€ 18,674	Ø VIENNA
€ 22,943	

GOOD TO KNOW

🚲	38.0 km OF CYCLE PATHS
🏠	144 DOCTORS*
🐕	8 DOG ZONES
🎡	56 PLAYGROUNDS
🌳	11.2% GREEN SPACE WITH
	3,104 TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,300/m²
OTHER	€ 2,900/m²

RENTED	
FIRST OCCUPANCY	€ 10.70/m² to € 12.70/m²
weighted average	€ 11.50/m²
OTHER	€ 10.40/m²
INVESTMENT PROPERTY	€ 2,300 to € 3,400/m²

In this district, 520 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 103 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists



SO CLOSE:
FROM WIEN TO WINE

THE TWENTY-FIRST DISTRICT still has plenty of space for development, making it highly attractive to project developers. The sites available provide new prospects for developing efficiently planned and affordable housing. Many construction projects

along Brünner Straße, near the Hirschstetten local bathing resort, on the former Siemens site, and on Breitenleer Straße add to the benefits of the district. The area surrounding the new Krankenhaus Nord, or northern hospital, has seen heavy demand for housing. X



SPECIAL FEATURES OF DISTRICT

Floridsdorf is known for its village-like structure such as the area around Stammersdorf with its Stürmische Tage wine festival every autumn. These more rural areas and the expansion of medical care make the district worth living in, especially for the Sinus-Milieu® of the Traditionals, while the Adaptive-Pragmatics, strongly represented here, are interested in the proximity to the Danube Island with its various leisure facilities as well as in family-friendly housing estates. The middle classes also show a

strong presence here as they appreciate the harmonious neighbourhoods on the outskirts. The social blend in the district arises from a general atmosphere with its marked influence from winegrowers' houses and cellar alleys together with the plentiful public housing such as the Großfeldsiedlung estate. The Twenty-First District consists of around forty-two percent green space – enough for everyone living there to enjoy life on the Danube.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019
* Total of general practitioners, specialists, and dentists

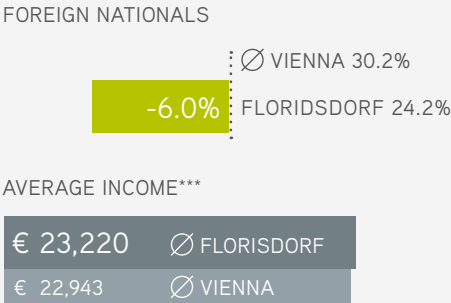


Karl-Nieschlag-Gasse 9 / BUWOG

HOUSING FACTS

165,673	RESIDENTS 2019
78,109	MAIN RESIDENCES 2018
2.12	PERSONS/HOUSEHOLD 2018
Moved in	+ 4,714
Moved out	- 5,117
MIGRATION BALANCE	- 403

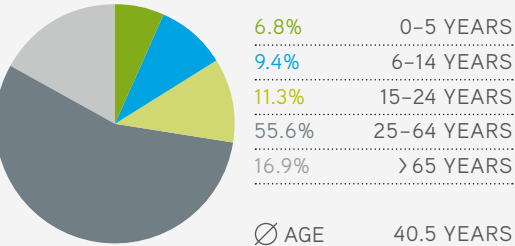
DEMOGRAPHIC FACTS



GOOD TO KNOW

204.7 km	OF CYCLE PATHS
248	DOCTORS*
10	DOG ZONES
134	PLAYGROUNDS
41.5%	GREEN SPACE WITH
8,890	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,250/m²
OTHER	€ 2,900/m²

RENTED	
FIRST OCCUPANCY	€ 10.80/m² to € 11.50/m²
weighted average	€ 11.10/m²
OTHER	€ 10.20/m²
INVESTMENT PROPERTY	€ 1,500 to € 3,000/m²

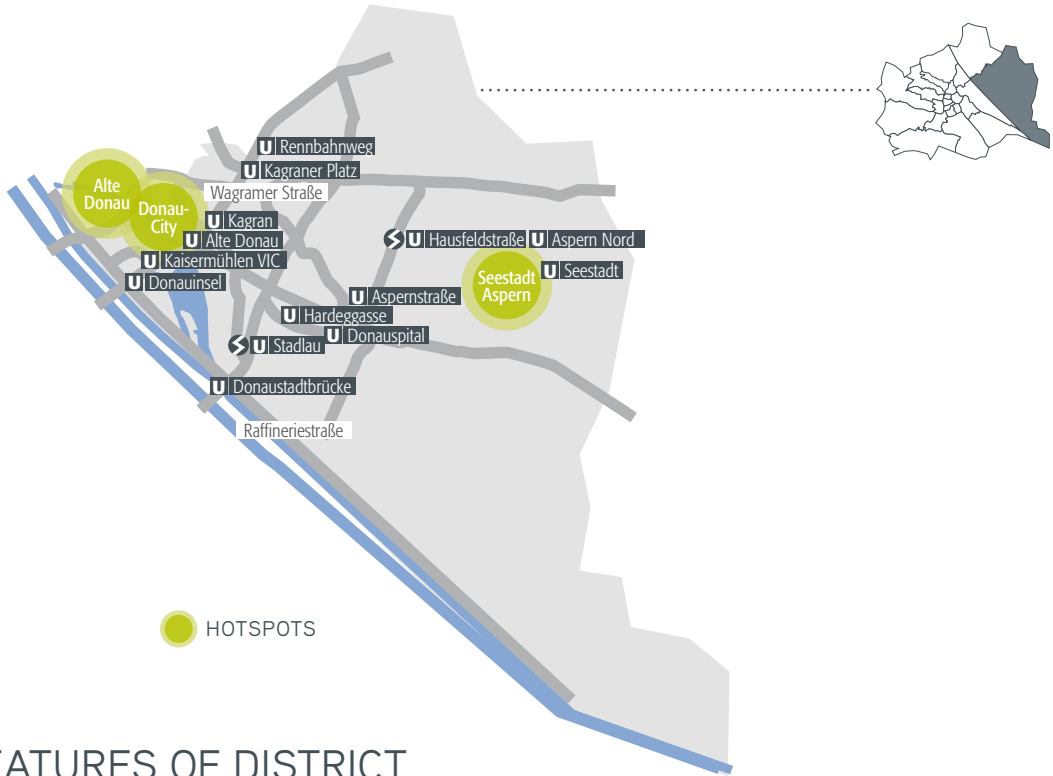
In this district, 650 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 149 million euros.

1220
DONAUSTADT

TOWN ON THE LAKE

THE LARGE AREAS available for new construction projects in Donaustadt are being put to good use for the purpose, making the Twenty-Second District one of the fastest-growing districts in Vienna. There are large areas for development along Wagramer Straße and Donaufelder Straße.

NEW INVESTMENT PROJECTS are under construction on Konstanziagasse with additional freehold apartments in Seestadt Aspern, and the "Danube Flats" development along the famous river will be a new feature of the Viennese skyline. The Old Danube is not only a place of recreation, it's also a desirable residential area.



SPECIAL FEATURES OF DISTRICT

Living near the water is almost commonplace in the Twenty-Second District – whether along the Danube or in Seestadt Aspern. The latter has gained in attractiveness for the Adaptive-Pragmatists Sinus-Milieu® with its diverse recreational facilities and nearby metro service, while the Established Sinus-Milieu® prefers the rather more peaceful residential areas in the rural areas. Members of the New Middle Class also show a strong presence in Donaustadt, as they appreciate the district's time-honoured residential buildings with plenty of room for the whole family. More than sixty percent of Donaustadt's total area consists of

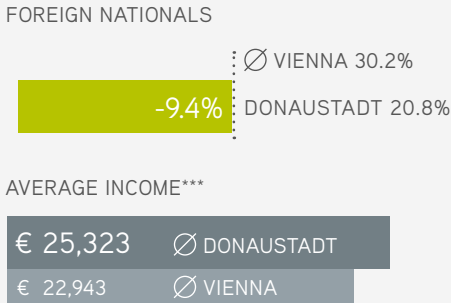
green space, which is not only attractive to its inhabitants but also the many visitors to the Old Danube and Lobau. All benefit from sound transport links, including the local recreation areas mentioned above, with the extensions to the U1 and U2 metro lines. The Vienna Orpheum provides a cultural calendar of variety shows, concerts, and readings around 280 days per year. Donau Zentrum, Vienna's largest shopping mall, and the adjoining Donau Plex are always busy with local shops and services and a wide range of shopping opportunities besides, a cinema as well as cafés, restaurants, and pubs.



HOUSING FACTS

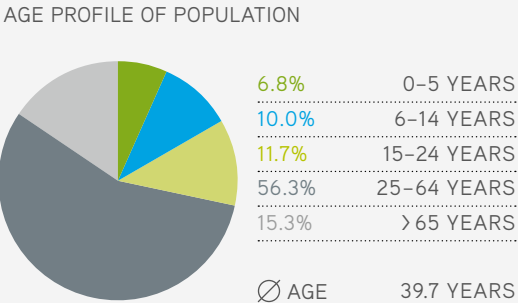
191,008	RESIDENTS 2019
86,235	MAIN RESIDENCES 2018
2.21	PERSONS/HOUSEHOLD 2018
Moved in	+ 5,416
Moved out	- 5,533
MIGRATION BALANCE	- 117

DEMOGRAPHIC FACTS



GOOD TO KNOW

302.1 km	OF CYCLE PATHS
264	DOCTORS*
16	DOG ZONES
184	PLAYGROUNDS
60.2%	GREEN SPACE WITH
9,656	TREES**



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,400/m²
OTHER	€ 2,900/m²

RENTED	
FIRST OCCUPANCY	€ 10.80/m² to € 12.30/m²
weighted average	€ 11.40/m²
OTHER	€ 10.20/m²
INVESTMENT PROPERTY	€ 1,900 to € 3,450/m²

In this district, 1.673 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 477 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

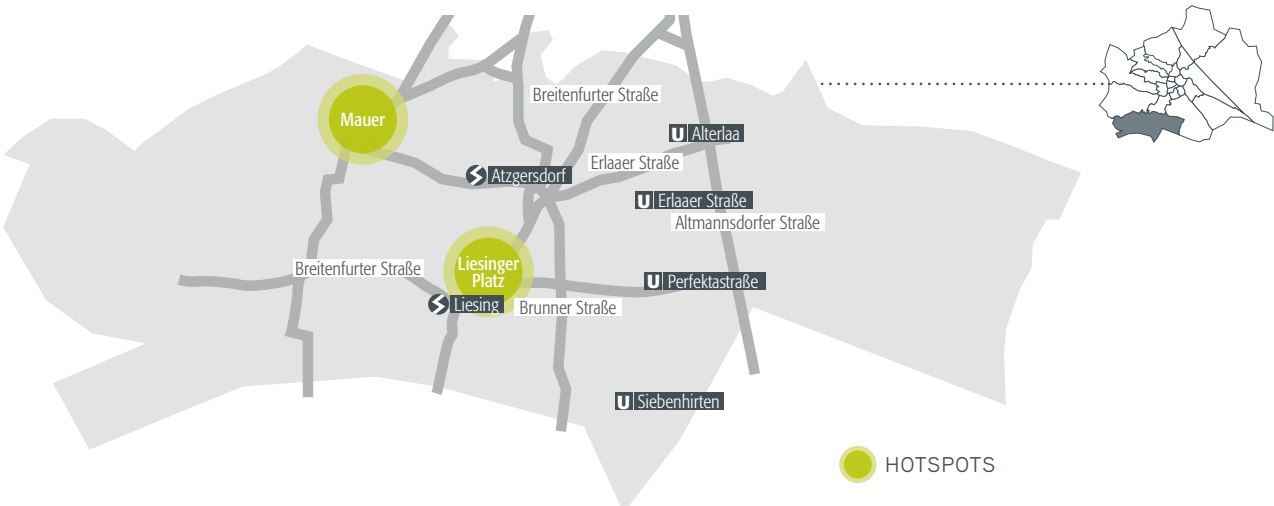
* Total of general practitioners, specialists, and dentists

1230
LIESING

MIXED SETS

IT'S THE COMBINATION: LIESING IS DOMINATED by its uptown neighbourhoods together with large areas available for affordable housing. The new "In der Wiesn" non-profit housing project is one such example.

BROWNFIELD SITES have been rezoned into residential areas with the correspondingly high level of construction along Breitenfurter Straße, the river Liesingbach and Rosenhügel hill with more affordable housing benefiting from the nearby U6 metro line.



SPECIAL FEATURES OF DISTRICT

The “eight villages of the Twenty-Third District” going back to the post-war period could not be more diverse: some areas feature village-like structures with vineyards and wine taverns, some have developed into residential areas with good connections to the public infrastructure, and some have remained as the industrial areas they used to be. Liesing shows great potential for growth, so prices for residential properties are likely to rise in places. This and the good connection to high-quality destinations for an excursion make Liesing especially attractive to the Established Sinus-Milieu®.

Conservatives are also well-represented here, as they appreciate the highly traditional area and proximity to the imperial atmosphere of Hietzing, and also Schloss Rodaun and Schloss Erlaa palaces.

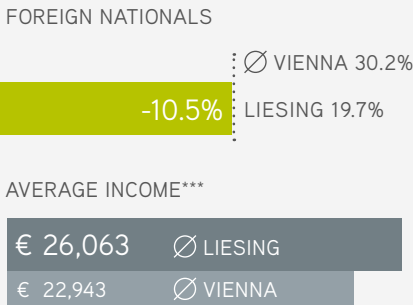
Green space takes up just over thirty percent of the total area of the district, increasing its living quality. The Wienerwald hills alone take up around fourteen percent of the district’s total area, and the Liesingbach valley provides plenty of opportunity for high-quality leisure and recreation.



HOUSING FACTS

106,281	RESIDENTS 2019
49,719	MAIN RESIDENCES 2018
2.14	PERSONS/HOUSEHOLD 2018
Moved in	+ 2,828
Moved out	- 3,254
MIGRATION BALANCE	- 426

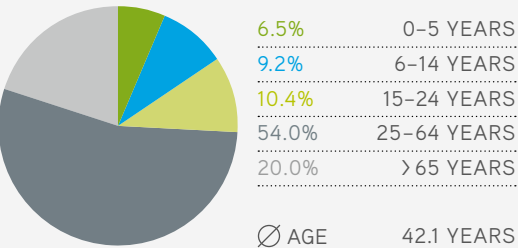
DEMOGRAPHIC FACTS



GOOD TO KNOW

99.0 km	OF CYCLE PATHS
232	DOCTORS*
18	DOG ZONES
98	PLAYGROUNDS
30.1%	GREEN SPACE WITH
6,746	TREES**

AGE PROFILE OF POPULATION



HOUSING COSTS (PRICE/m²)

OWNER-OCCUPIED	
FIRST OCCUPANCY	€ 4,100/m²
OTHER	€ 3,000/m²

RENTED	
FIRST OCCUPANCY	€ 10.10/m² to € 11.00/m²
weighted average	€ 10.60/m²
OTHER	€ 10.00/m²
INVESTMENT PROPERTY	€ 1,600 to € 3,400/m²

In this district, 661 changes of ownership were registered in the land registry in 2019, with a total sales value of approx. 174 million euros.

** Trees on public roads, that is, not in parks and gardens, managed by the municipal authorities according to the tree cadastre (2018)
*** Source: Statistics Austria, wage tax statistics for 2018, average annual net income for employees in total, in euros, valid as at December 2019

* Total of general practitioners, specialists, and dentists

BUWOG PROJECTS

BUWOG PROJECTS


LIVING IN WESTERN VIENNA

KENNEDY GARDEN / 1140 VIENNA, PENZINGER STRASSE 76

BROAD GREEN AREAS give the Fourteenth District excellent recreational value benefiting the future residents of the Kennedy Garden project: BUWOG is currently building a complex in several parts totalling 511 units of different sizes at Penzinger Straße 76. The development includes 124 rental apartments as part of a housing initiative focused on housing for single parents as well as plans including 114 freehold rental apartments and 273 freehold apartments for owner-occupation.

A GENEROUSLY PROPORTIONED and accessible landscaped inner courtyard as well as a playground for children and young people add to the compelling features of the development to be completed by 2022. Recreation areas and extensive jogging routes are available at the Schönbrunn palace gardens, as are nearby local shops, schools, and grocery and convenience stores.

SEVERAL BUS AND TRAM LINE STOPS and the Hietzing U4 metro line are a few minutes away on foot, keeping the city centre within easy reach.

KENNEDY GARDEN has more than four hundred parking spaces in the underground garage for motorists. 

- 511 RESIDENTIAL UNITS
- BALCONY, TERRACE, OR LOGGIA
- EXCELLENT TRANSPORT LINKS
- SCHEDULED COMPLETION: 2022
- WWW.BUWOG.AT/DE/PROJEKT/KENNEDY-GARDEN

- AROUND 500 OWNER-OCCUPIED FREEHOLD APARTMENTS
- COMPLETION: LATE 2021/EARLY 2022
- HIGH-QUALITY FITTINGS
- INNOVATIVE SERVICE CONCEPT
- WWW.MARINATOWER.AT


LIVING ON THE WATERFRONT

MARINA TOWER / 1020 VIENNA, WEHLISTRASSE 291

WAKE UP AND ENJOY THE WATERFRONT VIEW from the "MARINA TOWER". BUWOG and IES Immobilien have joined forces in constructing the residential high-rise currently under development at Vienna's Handelskai, which is due for completion to grace the Vienna skyline in late 2021/early 2022. The project will include around five hundred freehold residential units with high-quality fittings in a dream of a human habitat.

THE ARCHITECTURALLY ELEGANT design of "MARINA TOWER" is set to symbolise the high life on the Danube, as it is surrounded by local recreation areas such as the greened Praterallee and Donauinsel.

AN INNOVATIVE SERVICE CONCEPT includes plans for a polyclinic, pharmacy, supermarket, fitness studio, and day-care centre. Residents will also benefit from a concierge service, guest lobby, and home cinema.

THE "MARINA DECK" is to be built alongside "MARINA TOWER", which will consist of a paved area over the Handelskai area for easy public access to the banks of the Danube. There will also be a café with a terrace and a fine view over the water. As if the modern design, high-quality fittings, and location at the waterfront were not enough, the project also has excellent transport links. 

Correct as at: December 2019, subject to change



BUWOG KENNEDY GARDEN Magnolia part A1D1 HWB 24 KWh/m² a, fGEE 0.79
 BUWOG KENNEDY GARDEN Hortensia part A2.1 HWB 27 KWh/m² a, fGEE 0.75
 BUWOG KENNEDY GARDEN Primula part A2.2 HWB 30 KWh/m² a, fGEE 0.76
 BUWOG KENNEDY GARDEN Orchidea part B HWB 23 KWh/m² a, fGEE 0.75
 BUWOG KENNEDY GARDEN Lavandula part C HWB 19 KWh/m² a, fGEE 0.76
 BUWOG KENNEDY GARDEN Calla part D2 HWB 27 KWh/m² a, fGEE 0.73

BUWOG
PROJECTS

- 84 OWNER-OCCUPIED FREEHOLD APARTMENTS
- TERRACE, BALCONY, OR LOGGIA
- CLOSE TO OLD DANUBE
- SCHEDULED COMPLETION: SPRING 2021
- WWW.GRUENSTUECK.BUWOG.COM

GREEN, GREENER ... GRÜNSTÜCK

GRÜNSTÜCK22 / 1220 VIENNA, ADELHEID-POPP-GASSE 10

THE URBAN DEVELOPMENT area OASE22 is under construction in one of Vienna's greenest districts. Part of this project includes Grünstück22, a BUWOG development at Adelheid-Popp-Gasse 10 constructing eighty-four freehold apartments that leave nothing to be desired in terms of fittings, comfort, and infrastructure. After completion scheduled for the spring of 2021, each apartment will meet the usual high BUWOG standards with underfloor heating, oak parquet, and high-quality bathroom fittings and fixtures. In addition, all the apartments will include outdoor spaces such as terraces, balconies, or loggias. They are set to make a fine addition to the wide range of leisure and recreational activities that the Twenty-Second District has to offer from the Old Danube alone.

THE GRÜNSTÜCK22 LOCATION is especially attractive for families, as the surrounding infrastructure already has much to offer with day-care centres, primary, secondary and high schools, and a polyclinic nearby to provide a safe living experience.

EXCELLENT TRANSPORT links including the Erzherzog-Karl-Straße regional railway station a few minutes' walk away as well as Bahnhof Hirschstetten railway station are within easy reach of the development. Several bus lines stop nearby for quick access to metro lines. Motorists benefit from convenient parking in the underground garage with the highway leading to the city centre in around twenty minutes. ✕

Correct as at: December 2019, subject to change

BUWOG
PROJECTSURBAN LIVING
IN ST. MARX

THE MARKS-TURM 3 / 1030 VIENNA, DÖBLERHOFSTR. 10

LOCATED IN THE THIRD DISTRICT, St. Marx is one of Vienna's most attractive urban development areas. BUWOG is also here, developing a new residential high-rise at Döblerhofstraße 10. The ground-breaking ceremony for the "The Marks" development area and BUWOG's 109-metre high, thirty-three-floor building took place in the autumn of 2019. Due for completion in the autumn of 2022, the residential high-rise will have a total of 401 urban residential units consisting of 173 rental apartments in the Wiener Wohnbauinitiative (Vienna housing initiative), and 228 freehold apartments, all with the high-quality fittings to be expected from BUWOG. The floor-to-ceiling glazing and façade design of the residential high-rise with its clean lines meld perfectly into the overall concept of "The Marks".

RESIDENTS WILL BENEFIT FROM an excellent infrastructure with local shops as well as grocery and convenience stores close by. The historic gasometers are easily accessible on foot and include a shopping centre, cinema and cafés, pubs and restaurants as well as event venues. A day-care centre will be integrated into the high-rise.

THE LOCATION FEATURES excellent transport links with both the motorway and the U3 metro line's Gasometer stop only a few minutes away. ✕

- 401 RESIDENTIAL UNITS
- 33 UPPER FLOORS
- IDEAL TRANSPORT LINKS
- DAY-CARE CENTRE
- SCHEDULED COMPLETION: AUTUMN 2022

Correct as at: December 2019, subject to change

© BUWOG / Janusch - a visual collective

HWP approx. 22.1 kWh/m², fGEE approx. 0.536

BUWOG
PROJECTS

© BUWOG/Stephan Huger

HNB 19 WWH/m², ICEE 0.77

AVENUE OF JOY

GRINZINGER ALLEE 6/1190 VIENNA, GRINZINGER ALLEE 6

- 43 FREEHOLD APARTMENTS
- 1 TO 2-BEDROOM FLATS ON 50–150 m² FLOOR AREA
- GYM ON THE FIRST FLOOR
- READY TO MOVE INTO
- WWW.GRINZINGERALLEE.BUWOG.COM

BUWOG HAS COMPLETED the "Grinzinger Allee 6" housing project with forty-three freehold apartments in the heart of Döbling. Each residential unit has an excellent level of comfort with common areas serving this exclusive location and its luxuriously appointed one and two-bedroom apartments at floor areas of 50 to 150 square metres each.

MOST OF THE APARTMENTS include outdoor spaces such as a patio, loggia, or balcony. Residents benefit from a gym on the first floor of the building. The modern, sophisticated architectural design melds perfectly into the surroundings. The directly adjoining Strauss-Lanner-Park provides greenery and recreational space right next door.

THE RESIDENTIAL LOCATION in the Nineteenth District provides a good mix of city life and village charm: the vineyards and Wienerwald hills as well as world-famous Viennese wine taverns are just as easy to reach as Vienna city centre.

THE LOCATION features very good infrastructure with excellent public transport links. Stops serving the 38 tram and 39A bus lines are a few steps away from the "Grinzinger Allee 6" project, as is the Oberdöbling regional railway station. Residents in this unique residential complex benefit from an underground carpark with thirty-five parking spaces, some equipped with charging stations for EVs. X

Correct as at: December 2019, subject to change

BUILDINGS WITH CHARACTER

WILDGARTEN/1120 VIENNA, MONA-LISA-STEINER-WEG

EHL IMMOBILIEN
PROJECTS

ONE OF THE MOST EXTRAORDINARY urban development projects in Vienna is currently under construction in Meidling – the Wildgarten project south of the Rosenhügel hill. A new city quarter with 1,100 apartments on eleven hectares close to a green area left wild between Emil-Behring-Weg and Franz-Egermaier-Weg is due to be completed by 2023.

AROUND 137 FREEHOLD apartments in traditional bricks-and-mortar and environmentally sustainable wood are under construction around the listed community centre building on sites 4, 5, and 7, and are due for completion by 2022 to 2023. The ten small houses on site 7 use

wooden materials and controlled ventilation systems for comfort and air quality. Surface cooling in the summer and heated floors with air inlet temperature control in the ventilation system keep indoor temperatures pleasant and comfortable.

THE ENTIRE AREA has been designed to be traffic-free with plenty of parking spaces available in garages on the outskirts of the quarter. E-charging stations, cycle parking, and new public transport stops ensure modern mobility. All residents benefit from a large supermarket and on-site restaurant. X

- DIVERSE RESIDENTIAL PROJECTS
- BRICKS-AND-MORTAR AND WOOD CONSTRUCTION
- PLENTY OF GREEN OUTDOOR SPACES
- ENERGY-EFFICIENT TEMPERATURE CONTROL
- TRAFFIC-FREE ZONE
- WWW.WILDGARTEN.AT



HNB 19 WWH/m² (ca. B), ICEE from 0.74 (ca. A)

EHL IMMOBILIEN
PROJECTS



- 244 MODERN RENTAL APARTMENTS
- 38 m² TO 109 m²
- FLEXIBLE FLOOR PLANS
- HIGH-QUALITY FITTINGS
WITH FITTED FURNISHINGS
- OUTDOOR AREAS SUCH AS BALCONIES,
TERRACES, AND GARDENS
- DONAUKANAL AND PRATER NEARBY
- EXCELLENT TRANSPORT LINKS
- COMPLETION: EARLY 2020
- WWW.AN-DER-LAEDE.AT

HWB 19.10-21.25 kWh/m²a, iGEE 0.75-0.78 (A)

Correct as at: December 2019, subject to change

WATER. NATURE. VIENNA.

AN DER LÄNDE / 1030 VIENNA, ERDBERGER LÄNDE 36-38

LIVE AS YOU LIKE IT: Your new home perfectly combines city life, calm, and relaxation in the new An der Lände residential quarter in the Third District. The new residential project consists of two buildings totalling 244 rental apartments located right on Donaukanal.

RESIDENTIAL BUILDING N° 36 consists of bright and modern apartments with floor areas from 38 to 56 square metres, some with large outdoor areas. The apartments are flexible, and can be used as lofts or as one to two-bedroom apartments by using a practical partition wall; they benefit from the existing high-quality fitted cupboards and

are ready to move into. Property N° 38 comprises generously proportioned one to three-bedroom apartments with floor areas ranging from 46 to 109 square metres as well as plenty of outdoor spaces such as terraces, balconies, and private gardens.

ALL THESE EXQUISITELY FURNISHED apartments are ideal for couples and families. The perfect location right on the water (Donaukanal) with a natural view onto the Prater and with the town centre still within easy reach provides a unique level of comfort. ✕

EHL IMMOBILIEN
PROJECTS



WITNESSING
A GLAMOROUS ERA
IN DÖBLING

LUXURY SUITES / 1190 VIENNA, CHIMANISTRASSE 21-25

LUXURY SUITES FOR EXTRAVAGANT LIVING IN A GRAND AMBIENCE: A distinguished estate with generously designed living quarters appears behind the high crowns of the beech trees facing Chimanistraße. A private driveway north of the period building takes you to exquisite split-level rooftop suites. You will find upscale furnishings and stunning views in the middle of the 19th district's elegance.

HOME SUITE HOME: Originally erected in 1912, the building is now being renovated and its attic converted to six split-level luxury condominium units, whereof five units are still available. The maisonettes feature a symmetric layout and generously designed rooms with outdoor space and green views. With up to 6-meter-high ceilings in the living rooms, the apartments reflect openness and grandeur extending to the terraces in front. A glazed elevator – a rare feature in buildings dating back to the Grunderzeit era – and the underground garage with direct access add even more comfort and appeal to the building.

WITH LOVE FOR DETAILS: Accomplished aesthetic for perfectionists: The master bedrooms in the suites' galleries feature distinguished baths with freestanding tubs and walk-in showers – all of premium quality materials and high-end finishes of porcelain stoneware. The air-conditioning and ventilation system, under-floor heating, and electric shading allow for perfect control of your room climate throughout the apartment.

A NOBLE URBAN QUARTER: The exclusive 19th district scores high due to its green setting and proximity to the city center, which is within easy reach by car or public transportation. There are also many educational institutions of excellence (including universities) nearby which cover a broad range of subjects. Healthcare at its best is provided by one of the most modern and foremost private clinics in Austria – the Rudolfinerhaus. Several neighborhood parks offer outdoor relaxation and recreation. ✕

- 5 LUXURIOUS ROOFTOP SUITES
- EXCLUSIVE LIVING IN SPLIT-LEVEL UNITS
- LIVING SPACE FROM 147 TO 232 m²
- TERRACES IN EVERY MAISONETTE
- IN-HOUSE UNDERGROUND PARKING
- ATTRACTIVE LOCATION IN A GREEN SETTING

HWB 18.0 kWh/m²a, iGEE 0.59

Correct as at: December 2019, subject to change

EHL IMMOBILIEN
PROJECTS

- 390 FIRST-TIME RENTAL APARTMENTS
- 38 m² TO 108 m²
- INTELLIGENT FLOOR PLANS
- HIGH-QUALITY FITTINGS
- OUTDOOR AREAS IN ALL APARTMENTS
- DONAUKANAL AND PRATER NEARBY
- EXCELLENT TRANSPORT LINKS
- COMPLETION: FEBRUARY 2020
- WWW.I-U.WIEN

© iStock

HNB 23.09 – 27.08 kWh/m², GEE 0.79 – 0.87EHL IMMOBILIEN
PROJECTS

- 31 OWNER-OCCUPIED APARTMENTS
- GENEROUSLY DIMENSIONED OUTDOOR AREAS
- GARAGE PARKING
- CALM GREEN LOCATION
- SCHEDULED COMPLETION: Q2 2021

HNB 29.8 kWh/m², GEE 0.828

IDYLLIC & URBAN LIVING

IU – IDYLLISCH_URBAN / 1030 VIENNA, DRORYGASSE / WEHLEWEG

THE IU PROJECT CREATES a varied and attractive human habitat in the heart of the city with easy access to the waterfront and Prater. The location on Donaukanal provides a new way of living in an ideal combination of living, working, and enjoying life.

THE MODERN HOUSING PROJECT "IU – Idyllisch Urban" consists of five individually designed houses that are still quiet in this central location due to their sideways arrangement. The one to three-bedroom apartments range in floorspace from 38 to 108 square metres, and feature intelligent space utilisation designs. Opening the apartments to the outside through the loggia, balcony, terrace, or private garden available in each

apartment reinforces the sense of freedom. The apartments themselves are equipped with high-quality bathrooms, wooden parquet, and fitted kitchens.

A WIDE RANGE OF VEGETATION, PLAYGROUNDS, and areas to stop and relax help create a sense of variety. A central park hinting towards the Danube and Donaukanal with its water installations forms the heart of the complex. Residents benefit especially from the urban environment and the development's proximity to the Vienna University of Economics and Business, Donaukanal, and the Green Prater with the Kardinal-Nagl-Platz metro station just a short walk away. X

Correct as at: December 2019, subject to change

EXCLUSIVE. CALM. GREEN.

DIE GARTENRESIDENZ / 1130 VIENNA, SCHWEIZERTALSTRASSE 39

AN EXCLUSIVE NEW RURAL construction project, Die Gartenresidenz, is currently under development on the edge of the extensive Lainz Woods in the finest part of Hietzing. This modern housing project comprises thirty-one owner-occupied apartments with floor areas ranging from 64 to 137 square metres and large outdoor spaces such as balconies, terraces, or gardens.

EACH APARTMENT has intelligent floor plans with priority placed on high-quality materials for each apartment's fittings. The apartments

benefit from hard-wearing wooden floors, exquisite stone finishes, and smart home installations.

TWENTY ADDITIONAL parking spaces are available to residents. Automatic access and good lighting ensure the necessary protection.

THE LOCATION BETWEEN Lainz Woods and the Roter Berg hill provides a variety of recreational opportunities. There is a school and a full range of grocery and convenience stores nearby. X

Correct as at: December 2019, subject to change

CLOSING WORDS

VIENNA ON THE UP AND UP

THE MERCER STUDY HAS ALREADY RATED VIENNA as the world’s most liveable city ten times over. The Austrian capital’s inhabitants enjoy high social standards and a well-developed infrastructure in constant optimisation as well as above-average quality of living.

VIENNA IS INCREASINGLY DEVELOPING into a city of contrasts: the distinctively original Viennese flair with its coffee house culture, street markets, Wilhelminian architecture and imperial gardens contrast with trendy neighbourhoods, start-ups, several large-scale urban development and extension schemes, and innovative architecture. And this is exactly what Vienna is all about: successfully combining traditional treasures with openness to the future.

“This is what Vienna is all about: successfully combining traditional treasures with openness to the future.”


THIS IS NOT EVEN CLOSE to the end of Vienna’s potential for developers. There is one development that stands out – increased construction of residential high-rises.

THE AVAILABILITY OF QUALITY HOUSING to address the city’s population growth year after year is an important matter in politics as

well as for non-profit and private developers. The dwindling availability of open spaces has united everyone in one solution – to build upwards. But rising building costs pose a challenge to affordable housing in the future.

HOW HOUSING PRICES will develop in the coming years remains to be seen.

“The availability of quality housing to address the city’s population growth year after year is an important matter in politics as well as for non-profit and private developers.”

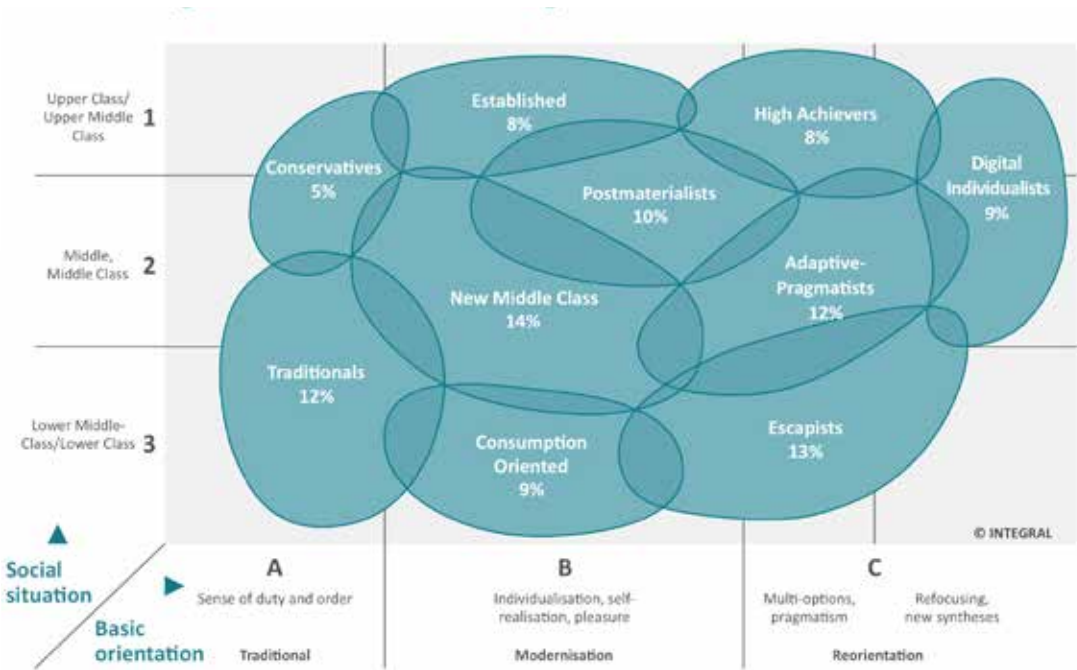
VIENNA’S POPULATION reflects the city’s diversity, emphasising the importance of providing individual housing for different needs. BUWOG and EHL Immobilien have therefore dedicated themselves to taking an active part in market development and contributing to satisfying the high demand. We are proud of the opportunity to provide our combined know-how, and offer a glimpse into current and future developments in the eighth edition of the First Vienna Residential Market Report. 



GLOSSARY

COMMENTS AND TERMINOLOGY

SINUS-MILIEUS®



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® look into actual living environments by reference to a basic orientation from

which an individual will develop as a young person and remain within a stable structure over the coming years without immediate or sudden change.

THE SINUS-MILIEU® MODEL is subject to continuous adjustment in response to socio-cultural changes in society as based on trend research from INTEGRAL-SINUS and research into people's lifestyles.

APART FROM CONSUMER BEHAVIOUR and lifestyle, fundamental underlying attitudes play a major role in shaping living environments. Every Viennese district has its own specific features that appeal to some groups more than others. This report draws on those Sinus-Milieus® specifically prominent for each individual district compared to the Vienna average. These milieu concentrations have been calculated for the entire district in question, so deviations in individual parts of the district are entirely possible.

THE DIAGRAM ON PAGE 78 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-realisation, 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 group-ing 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 higher levels of education, income, and professional situation, while positioning towards the right reflects more current socio-cultural basic orientation in the respective group.

REFER TO www.integral.co.at for more information on Sinus-Milieus®.



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, or older buildings after complete refurbishment.

"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.



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The information and forecasts in this report are given to the best of our knowledge.

FIRST VIENNA RESIDENTIAL MARKET REPORT

www.residentialmarketvienna.at

BUWOG

