

first vienna residential market report

edition

2024

BUWOG



Architecture should always reflect its time and setting, but also strive for timelessness. — Frank O. Gehry



Dear Reader,

The Vienna housing market still provides a host of potential for developers despite all the challenges that the real estate business, or parts of it, have been facing. This is mainly due to continued high demand.

High inflation has led to increases in land and construction costs, with many property developers temporarily postponing new projects with kick-off dates planned for 2023. This may be an understandable reaction from a business point of view, especially regarding affordable new living space, but it has not promoted efforts towards striking an ideal balance between (affordable) supply and demand.

Substantial excess demand has been forecast in the coming years due to the declining construction project completion rates. Even so, the year 2024 will see some exciting projects being completed. Current market activity analysis and risk-potential assessment are more important than ever considering the tense global economic situation, which is set to continue posing challenges for the real estate business.

However, there is also enough reason to be optimistic for 2024. Inflation seems to be levelling out, and Austria's new KIM ordinance regulating consumer real estate financing – already a hotly discussed topic last year – should be freeing up financing options for private and institutional investors. This is a highly favourable development that should benefit property developers and home seekers alike.

We are pleased to once again provide this overview of current developments in all their breadth with trends and opportunities fea-

tured in our twelfth edition of the First Vienna Residential Market Report, a joint publication by BUWOG and EHL Immobilien.

Substantial excess demand has been forecast in the coming years; even so, the year 2024 will see some exciting projects being completed.

Our report has been a valuable reference work for customers and business partners for twelve years now. We combine results from data collected for the year with in-depth research, generating comprehensive market know-how that flows directly into our projects and services. The First Vienna Residential Market Report shares our knowledge by providing a valuable insight into the Vienna housing market. The wealth of content in the report benefits investors and owner-occupiers on several levels, especially in these uncertain times. Apart from that, the report provides a solid source of information for the many home seekers in Vienna, and no less importantly, city planners, municipal departments, scientific institutions, institutional investors, and other stakeholders.

We have every reason to look forward to the New Year. We wish you an exciting read and a successful 2024 on the Vienna housing market.

Yours sincerely,



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Vienna's population

Vienna's population is constantly growing and creating a need for new living space every year.



Vienna's districts in detail

The districts of Vienna have seen remarkable construction activity with dynamic development in the real estate property sector; this has greatly contributed to the constant state of flux and renewal in Vienna's cityscape.



Cross-generational co-living

Residential buildings of the future will be providing space across the generations – singles and families, young and old.



Superb references

Selected real estate projects from BUWOG and EHL feature outstanding architecture, sustainable construction, and innovative concepts.

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Photo credits: MARINA TOWER © BUWOG / Fotostudio Huger, Wohnen auf der Schmelz © renderwerk.at



Living in happiness



BUWOG Group GmbH has become an established leader amongst private full-service suppliers on the Austrian residential real estate market with more than seventy years of experience to look back on. Glücklich wohnen – happy living: BUWOG has always strived to create the best living experience for the company's customers by providing unique expertise in planning, construction, marketing, and management and administration of real estate properties.

Our daily work relies on expertise in every aspect of construction and living, know-how accumulated over years and still constantly growing into the future.

Our business activities are based on three core areas: sustainable asset management for tenancy and inventory; property sales; and property development. We cover the entire value chain in Austria's residential property sector, always striving to meet our customers' demanding requirements on quality.

BUWOG Group GmbH possesses a high-quality property portfolio currently comprising around 21,480 units in Austria. The company also has around 6,680 residential units currently under development, mostly located in Vienna.

Many awards at national and international level reflect the achievements that BUWOG has made on the real estate market. This success especially reflects the outstanding accomplishments of our 396 committed employees demonstrating their team competence, commitment, and professionalism every day.

BUWOG Group GmbH has been a wholly owned subsidiary of Bochum-based Vonovia SE, Germany's leading housing company, since January 2019.



We stand for real estate

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 planning and marketing for their projects.

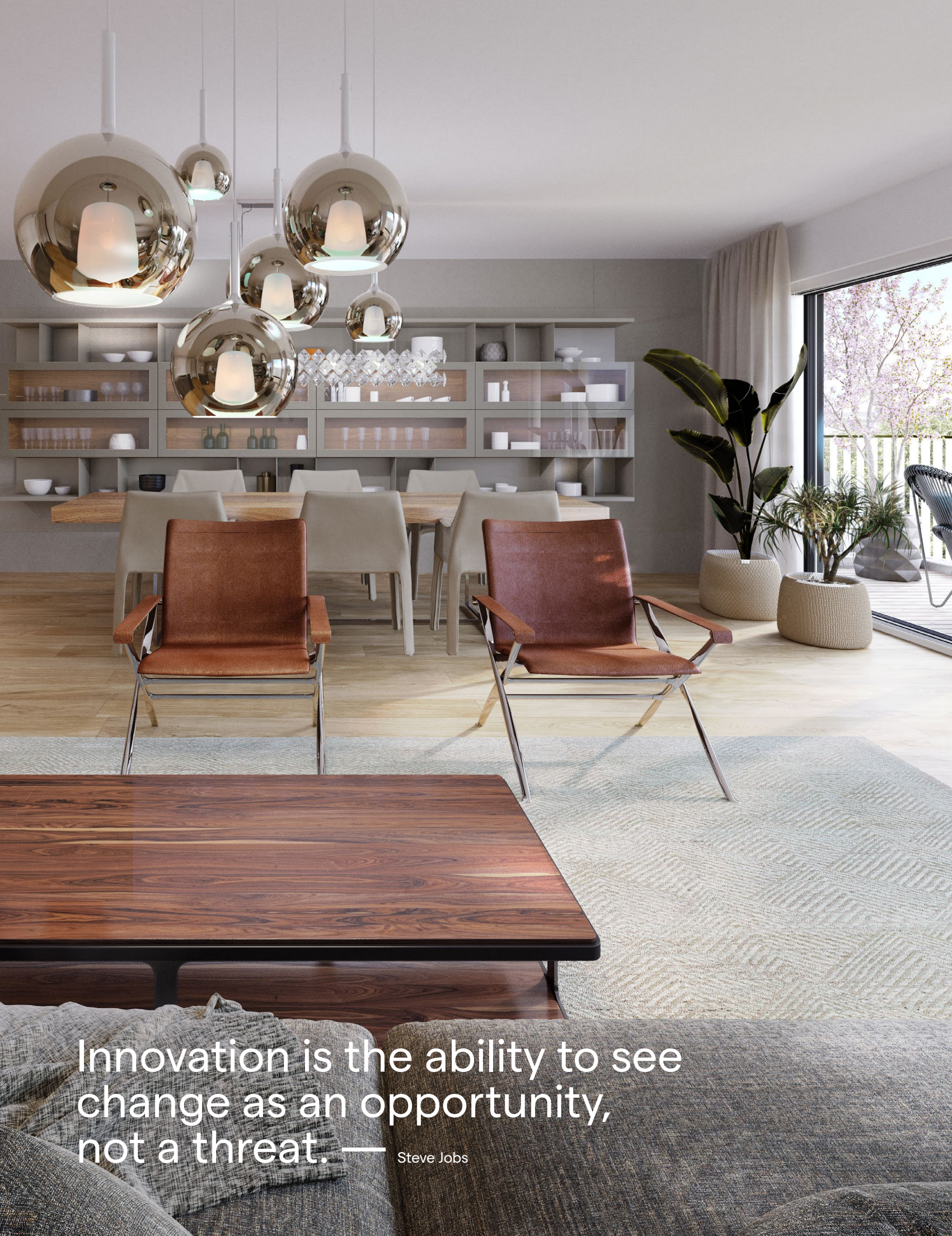
EHL Immobilien was founded in 1991, and is one of Austria's leading residential property service suppliers with around two hundred employees specialising in residential, commercial, and investment properties.

Our range of services includes estate agent services, property valuation, asset and portfolio management, and market research and investment consulting.

EHL has received many awards. These include the IMMY quality award from the Vienna

Chamber of Commerce that the company has received eleven times in a row. EHL has also received thirteen Cäsar awards, and has been named Austria's greatest real estate brand, again twelve times in a row.

In 2023, EHL arranged 1,750 residential unit deals (rental, property, investment) and 60,000 square metres of office space, commanding a total transaction volume of 700 million euros. The annual volume from the fast-growing property valuation segment amounts to around 18 billion euros. The company's exclusive partnership with the BNP Paribas Real Estate global service provider secures a global framework for the EHL Group with market know-how in twenty-three countries.



Innovation is the ability to see
change as an opportunity,
not a threat. — Steve Jobs

Vienna’s housing market has an unusual distribution of ownership in contrast to Austria’s other eight federal states. Just over three-quarters, or 75.5 percent, of main residences totalling around 969,229 are rental apartments. Nearly half of these rental properties, around 56 percent, are owned by the City of Vienna or non-profit building associations, and, as such, take up a major part of the capital’s social housing.

The percentage of owner-occupied apartments in Vienna corresponds to the national average, but this type of housing is less common on the Vienna market. Single-family homes are in high demand across the country but are less represented in Vienna due to the urban setting.

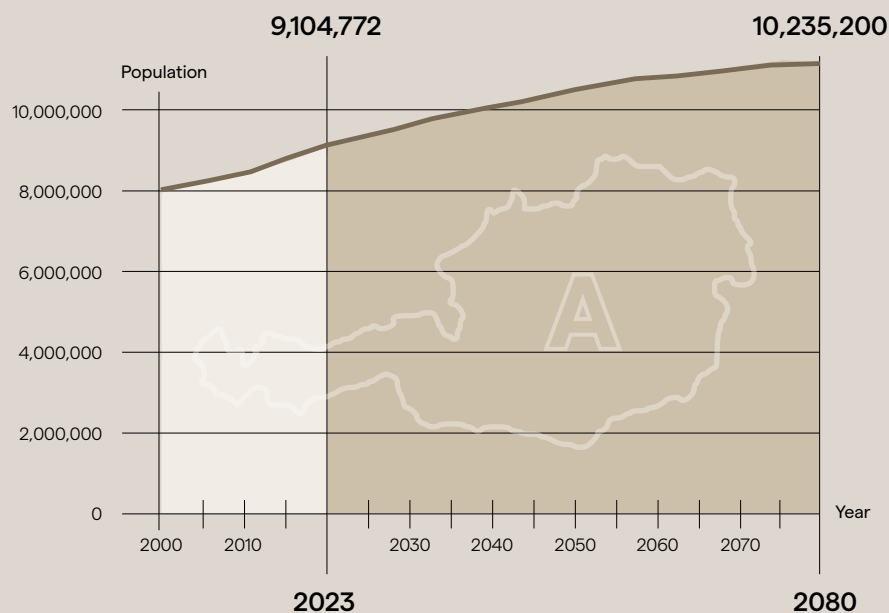
Housing stock 2023	Austria	Vienna
	Absolute figures	Absolute figures
Total apartments as main residence	4,067,500	969,229
Owner-occupied houses	1,490,739	51,369
Owner-occupied apartments	467,763	136,661
Rented	1,716,485	731,768
Social housing	276,590	202,569
Cooperative housing	681,306	210,323
Other rentals	758,589	318,876
Other	392,514	49,431

Source: Statistics Austria, deviations possible due to rounding differences

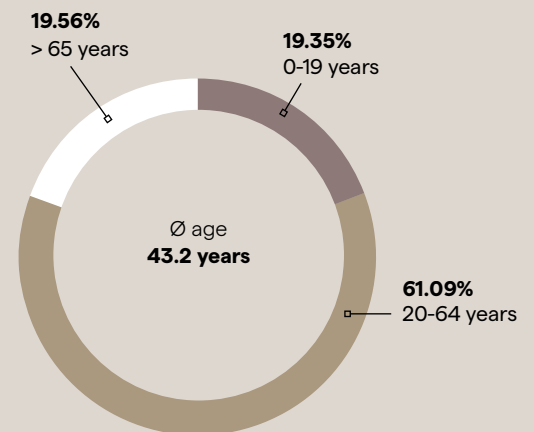
demographics of austria

Austria had a population of 9,104,772 people in 2023 – a figure that is expected to increase further. One of the main reasons for this demographic growth lies in Austria's exemplary infrastructure, its extensive social benefits, and the diverse range of leisure activities that the country has to offer. Austria provides a varied range of housing options and living environments valued by locals, newcomers, and investors alike.

Demographic outlook for Austria 2023 to 2080



Age profile of population as at January 1, 2023



Forecast to 2080

- In 2080, more than **10 million people** will be living in Austria.
- **29.1% of the population** will be 65 years or over.
- The number of people in Austria below the age of 20 will **decrease to 18.74%.**
- This corresponds to an **increase by 12.4%.**

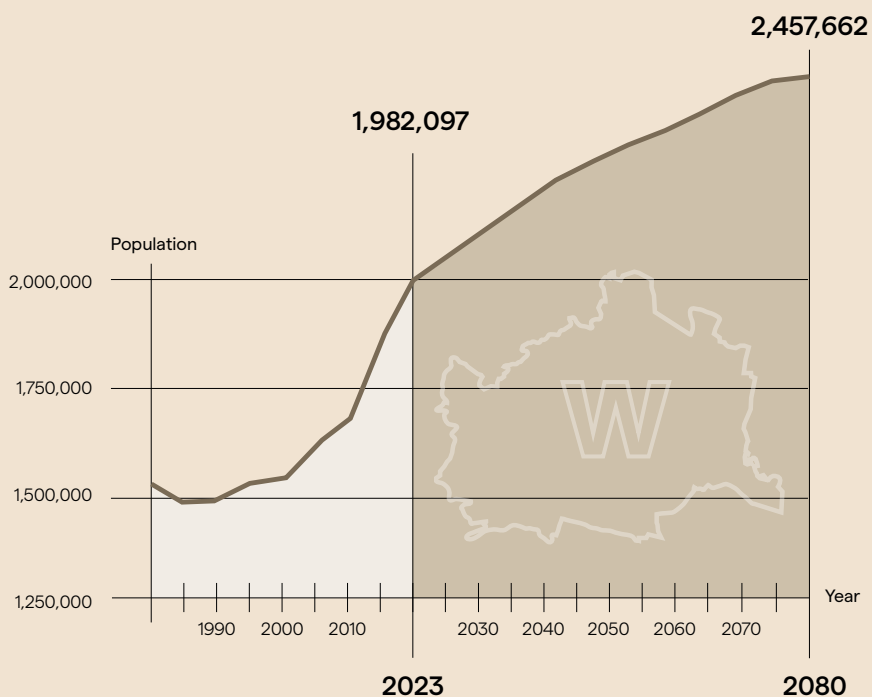
demographics of vienna

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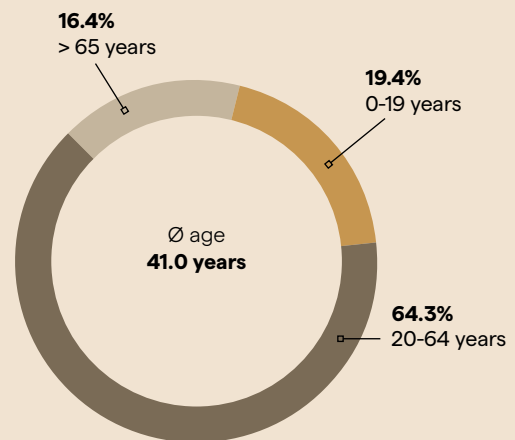
Reaching the two million mark at the end of 2023, Vienna is set to become one of Europe's five largest cities sooner than anticipated. This and the constantly growing population will lead to a substantial rise in demand for new living space in Austria's federal capital.



Demographic outlook for Vienna 2023 to 2080



Age profile of population as at January 1, 2023



Forecast to 2080

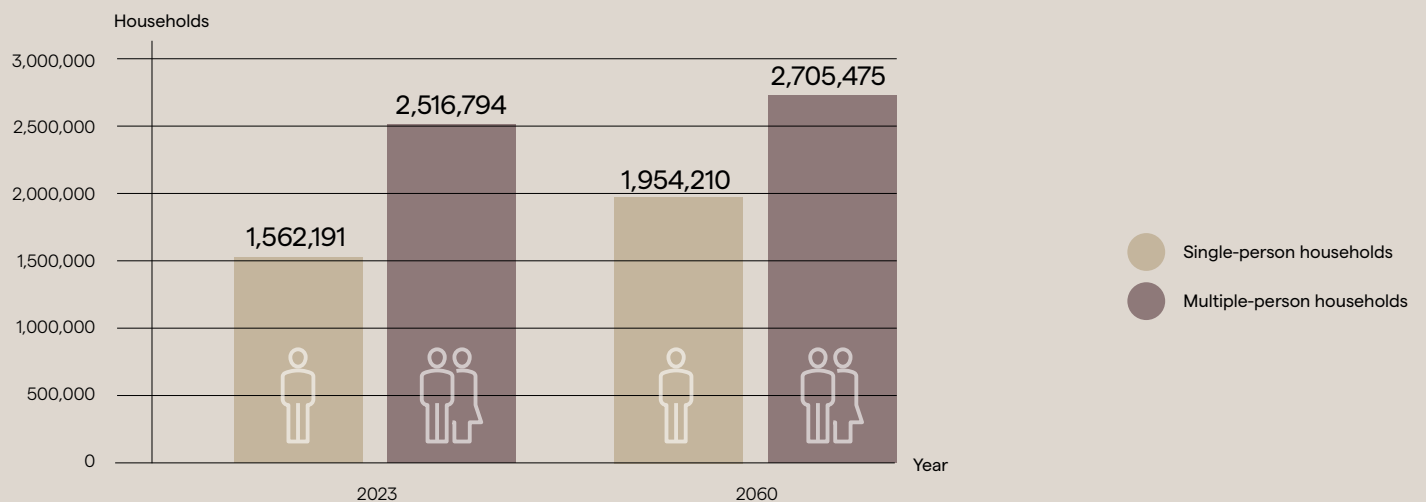
- In 2080, approx. **2,457,662 people** will be living in Vienna.
- This corresponds to an **increase by 24.0%.**
- **26.03% of the population** will be 65 years or over.
- The number of people in Vienna below the age of 20 will **decrease to 17.86%.**

households in austria

Single-family homes are still highly popular as a form of housing in Austria, but there is also a definite shift towards smaller household structures with an average of 2.19 people per household in 2022. This trend seems set to continue; the number of private households will grow to 4.6 million by 2050 according to forecasts from Statistik Austria, 41.9% of which will be single-person households. These changes and pressing climate issues call for realignment in urban planning.



Private households in Austria Forecast for single and multiple-person households 2023 to 2060

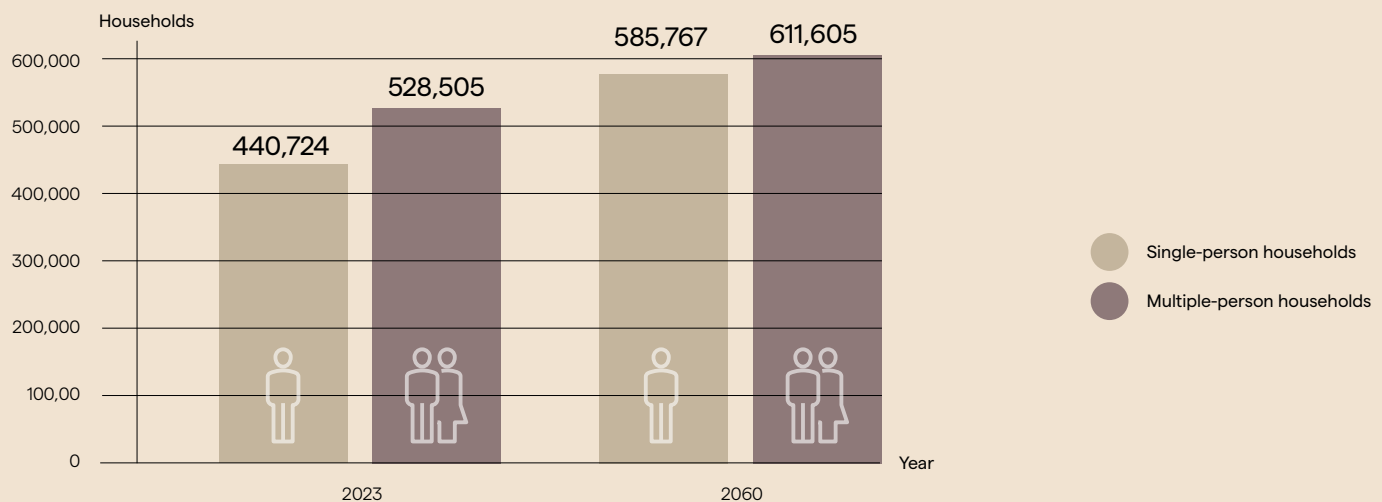


Forecast to 2060

- One-person households: **up by 25.1%**
- Multi-person households: **up by 7.5%**
- Private households: **up by 14.2%**

There were around 969,229 private households in Vienna in 2023 with an average household size of just 2.04 people. The ongoing trend towards shrinking households especially affects Vienna, leading to a growing need for new living space to be covered by increased construction activity.

Private households in Vienna Forecast for single and multiple-person households 2023 to 2060



Source: WKO Statistik

Forecast to 2060

- One-person households: **up by 33.0%**
- Multi-person households: **up by 15.7%**
- Private households: **up by 23.0%**
- **Around one million households** in Vienna by 2030

sinus-milieus®

Sinus-Milieus® 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.

traditional milieus

Conservative Established

The old structurally conservative elite: classic ethics of responsibility and hard work as well as claims to exclusivity and status; optimistic attitude, high self-confidence, desire for order and balance

Traditionals

The older generation with a longing for law and order: anchored in the petty-bourgeois and traditional blue-collar culture; unpretentious adaptation to need

central milieus

Nostalgic Middle Classes

The system-critical erstwhile middle class: desire for stable conditions and appropriate status together with criticism of prevailing conditions; overwhelmed by, and apprehensive of, social decline, feeling of being left behind by the current political and media mainstream; longing for the "good old times"

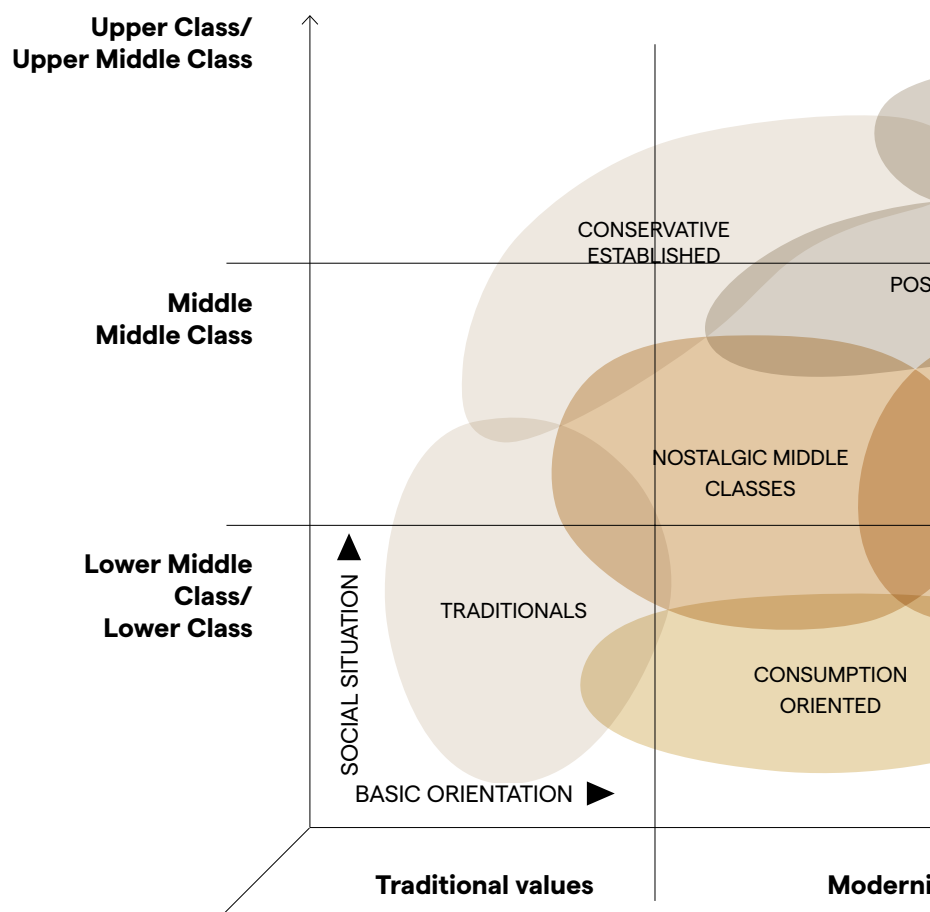
Adaptive Pragmatists

The flexible benefit-oriented mainstream: distinctive pragmatism as an approach to life, high degree of willingness to adapt and work hard; utilitarian philosophy, but also a desire for fun and entertainment; pronounced need for roots and belonging

Progressive Realists

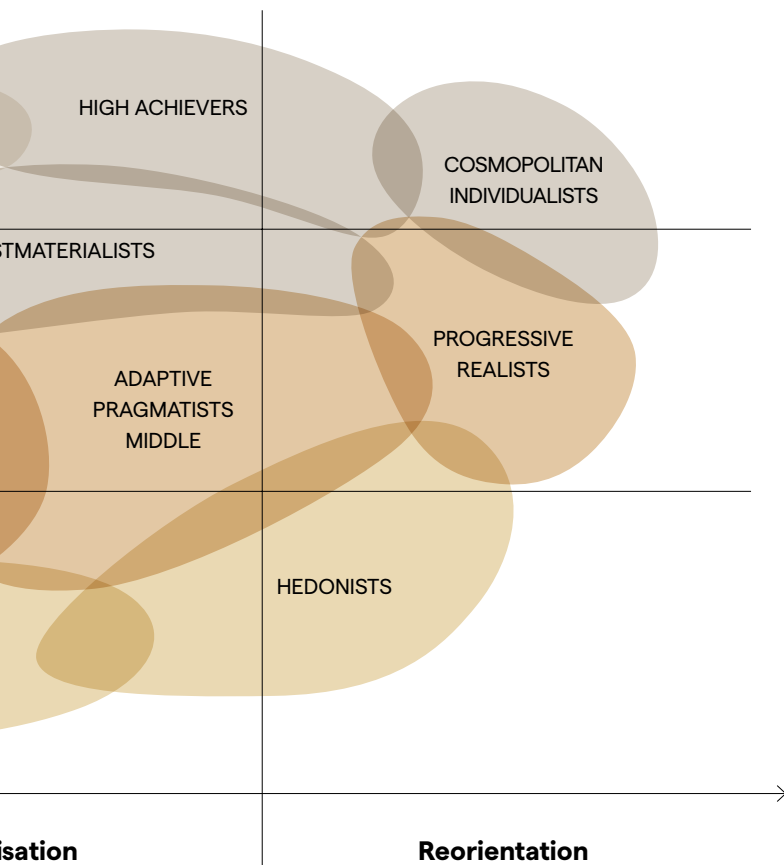
The trendsetters: willingness to change, pronounced problem awareness of global challenges; synthesis of responsibility and self-realisation, disruption and pragmatism, success and sustainability, party and protest

Who lives



Source: INTEGRAL Markt und Meinungsforschungsges.m.b.H.

es how?



upper class

High Achievers

The globally oriented modern elite with an optimistic view of future progress: efficiency, personal responsibility, and individual success take top priority; global economic and liberal thinking; economic rationality as the benchmark in every sphere of life; high technology and digital affinity

Postmaterialists

The cosmopolitan critics of society and zeitgeist: diverse culture-oriented, cosmopolitan interests but critical of globalisation; proponents of post-growth economy and sustainability, non-discriminatory conditions and diversity

Cosmopolitan Individualists

The avant-garde individualistic lifestyle: mentally and geographically mobile, connected online and offline; in search of new frontiers and unconventional experiences, solutions and achievements; excellent self-expression skills

the modern lower class

Consumption Oriented

The lower class striving for orientation and involvement: belonging and keeping up with the lifestyle and standard of living of the broad middle class, but hampered by accumulated social disadvantage and exclusion; feelings of being left behind, bitterness, and resentment




Hedonists

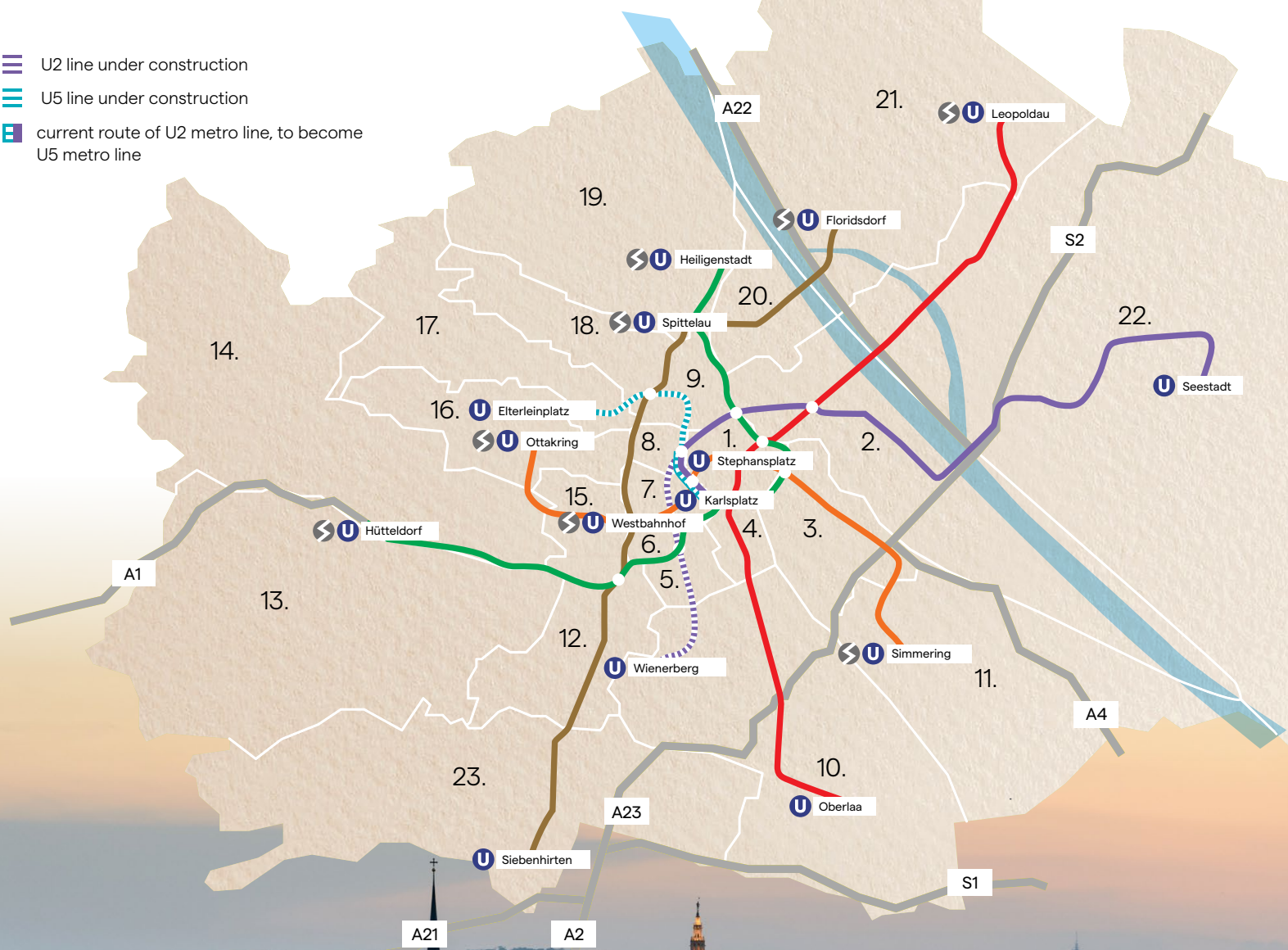
The (lower) middle class hungry for new experiences, living for the moment: fun in the here and now; balance between professional adaptation and leisure escapism; refusal to accept mainstream conventions, heavy identification with peer group

On the go in Vienna



Vienna is connected by a network of roads totalling around 2,800 kilometres. Public transport users benefit from more than 500 km of routes in total covered by Vienna's public transport system. The city's well-developed cycling infrastructure has a total length of around 1,700 km with opportunities to explore the surrounding natural landscapes on cycle paths, cycle routes, and traffic-calmed areas.

-  U2 line under construction
-  U5 line under construction
-  current route of U2 metro line, to become U5 metro line



The table provides a compact overview of all the key details and facts relating to residents, income, and sales and rental prices in Vienna's various districts.

The following pages provide detailed information on key demographic data, statistical details, and information covering the peculiarities of the twenty-three districts of Vienna.

Prices are quoted per square metre as agreed at the time the contract was concluded, rather than offer prices. Sales prices are quoted as purchase prices per square metre of net living area excluding parking spaces and utilities.

Districts

	RESIDENTS	INCOME*	SALE PRICES ON CONCLUSION		RENTS ON CONCLUSION	
	Number	Annual income	First occupancy	Other	First occupancy	Other
1010 Wien · Innere Stadt	16,620	€ 38,198	€ 22,600	n/a**	n/a**	n/a**
1020 Wien · Leopoldstadt	108,269	€ 25,999	€ 6,700	€ 4,850	€ 14.60	€ 12.10
1030 Wien · Landstraße	96,756	€ 28,646	€ 6,750	€ 4,950	€ 15.00	€ 13.00
1040 Wien · Wieden	33,633	€ 29,378	€ 7,150	€ 5,350	€ 15.70	€ 13.40
1050 Wien · Margareten	55,018	€ 24,139	€ 5,900	€ 4,800	€ 13.70	€ 12.50
1060 Wien · Mariahilf	31,423	€ 27,672	€ 6,950	€ 5,200	€ 15.40	€ 13.30
1070 Wien · Neubau	31,581	€ 29,378	€ 7,200	€ 5,450	€ 15.70	€ 13.40
1080 Wien · Josefstadt	24,674	€ 29,421	n/a**	€ 5,700	€ 15.80	€ 13.70
1090 Wien · Alsergrund	42,206	€ 28,455	€ 7,600	€ 5,550	€ 15.70	€ 13.40
1100 Wien · Favoriten	218,415	€ 22,365	€ 5,600	€ 3,900	€ 14.10	€ 11.40
1110 Wien · Simmering	109,038	€ 23,523	€ 5,200	€ 3,750	€ 12.80	€ 11.00
1120 Wien · Meidling	100,281	€ 23,424	€ 5,600	€ 4,150	€ 13.20	€ 11.80
1130 Wien · Hietzing	55,568	€ 33,454	€ 7,650	€ 5,700	€ 15.10	€ 13.30
1140 Wien · Penzing	96,828	€ 27,482	€ 6,050	€ 4,150	€ 14.20	€ 12.60
1150 Wien · Rudolfsheim	76,109	€ 21,933	€ 5,450	€ 3,950	€ 13.10	€ 11.80
1160 Wien · Ottakring	102,444	€ 23,222	€ 5,700	€ 4,000	€ 13.60	€ 12.10
1170 Wien · Hernals	56,033	€ 24,737	€ 5,600	€ 4,100	€ 13.70	€ 12.10
1180 Wien · Währing	51,559	€ 30,011	€ 7,600	€ 5,400	€ 15.50	€ 13.20
1190 Wien · Döbling	75,517	€ 31,243	€ 8,450	€ 5,850	€ 15.90	€ 13.40
1200 Wien · Brigittenau	85,690	€ 21,990	€ 5,250	€ 3,850	€ 13.10	€ 12.20
1210 Wien · Floridsdorf	183,895	€ 25,352	€ 5,300	€ 3,700	€ 12.80	€ 11.70
1220 Wien · Donaustadt	212,658	€ 27,809	€ 5,150	€ 3,650	€ 12.60	€ 11.60
1230 Wien · Liesing	117,882	€ 28,402	€ 5,650	€ 4,000	€ 13.20	€ 12.10

* Source: Wage tax statistics for 2022, average annual net income for employees in total, in euros, valid as at December 2023

** The sample observed was too small to deliver reliable and accurate information.



Prestigious downtown

Schulerstraße 1-3 /
BUWOG



Vienna's historical heart

Vienna's First District has always been known as a historical centre with Hofburg, Parliament, and St. Stephen's Cathedral as just a few of the many buildings reflecting Vienna's architectural heritage and history.

The many cultural institutions, architectural gems, and traditional Viennese coffee houses are especially popular with tourists – and also amongst the regular city folk. However, Vienna downtown offers much more than glamorous structures and sights; it also serves as the central administrative district for city, state and federal government. This is also an employment hotspot with more than a hundred thousand people employed in Vienna downtown – more than in any other district of the city.

The prestigious First District is also a popular residential location, but properties here come at a price to match. Prices in Vienna downtown contrast heavily with those in neighbouring districts

due to the highly limited amount of new building stock in Vienna's most prestigious district as well as the high building density at this location, amongst other reasons. Even so, more projects are being planned compared to previous years thanks to several loft conversion projects. New lofts are under construction at Stubenring 2 and Werdertorgasse with projects already completed at Rudolfsplatz 14 and Esslinggasse 13.

Vienna downtown is still developing despite its historical location – progressive urbanisation makes no exception in the traditional First District. Projects for 2024 include greening at Dominikanerbastei and the Postgasse restructuring project to redesign and upgrade the entire neighbourhood, which includes planting new trees. Plans to restrict car traffic in the city centre are another positive factor from the housing market perspective as shown in increased price levels around Rotenturmstraße, which has been traffic-calmed for a few years now.

1010 wien – innere stadt

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FACTS

Demography

Residents	16,620
Main residences	8,812
Persons/household	1.93
Moved in	+ 2,215
Moved out	- 968
Migration balance	+ 1,247

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

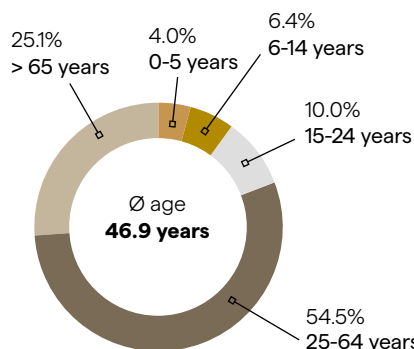
Vienna	34.2%
Innere Stadt	31.3%

Average income (net)

Vienna	€ 26,005
Innere Stadt	€ 38,198

Average age

Vienna	41.0
Innere Stadt	46.9



Housing prices

Owner-occupied

First occupancy	€ 22,600 / m²
Other	n/a*

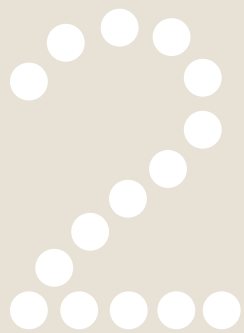
Rented

First occupancy	n/a*
Other	n/a*

Invest. property € 6,800 to € 12,000**/ m²

82 land registry transactions for apartments in 2023 saw purchase prices total around € 109.72 million.

*The sample observed was too small to deliver reliable and accurate information.
** One-off transaction with predominant retail or commercial component of up to €32,500/m² (2021) or up to €31,000/m² (2023) per square metre recorded on the market.



Where classic meets modern



Freudenau



Das Artmann,
Obere Donaustraße 19-21 / EHL

Leopoldstadt in transition

Leopoldstadt stretches along an island between the Danube and Donaukanal in a harmonious interplay of urban hustle and bustle and laid-back idyllic natural scenery. The Second District is a showcase in how vibrant city flair and natural retreat can coexist in perfect balance.

Once a centre of Jewish life, signs of the district's rich and varied history are still visible in Leopoldstadt today. The district's multifaceted attractions include grand palaces, historic buildings, and the famous Vienna Prater waiting to be experienced. Residents benefit from many green oases and the immediate proximity to Donaukanal, the Danube Canal. This district is also home to a culinary hotspot with its charming Karmelitermarkt, a place to meet up for people of all ages.

The past few years have seen major changes in the Second District and its transformation into a hip and diverse residential district, with various neighbourhoods emerging and breathing new life into Leopoldstadt. One such example is *Viertel Zwei*, considered one of the most exciting urban development areas in Vienna. For good reason – this lively living and working area with its many leisure activities, perfect infrastructure, and places to chill out and relax

is currently expanding to include two new high-rises. Then there is the *LeopoldQuartier* scheduled for completion in 2025 as the first urban district in Europe to be built entirely using wood-hybrid construction. Apart from that, the Nordbahnhofviertel quarter is rapidly developing into a modern urban centre with apartments, parks, and schools. The waterfront on the right-hand bank of the Danube is also seeing further development with new projects in the coming years to follow the *MARINA TOWER* project completed in 2022.

Leopoldstadt also has much to offer in the way of urbanisation. Ongoing initiatives include projects to make the district more pedestrian-friendly and expand the existing green spaces. As an example, the Praterstern nexus has undergone a transformation from a traffic junction with tonnes of concrete to a green and trendy oasis of relaxation.

Leopoldstadt lagged behind the western central districts in prices for years despite its alternative flair and central location but has since increasingly developed into a highly desirable residential district with rental and purchase prices recently rising above the average across Vienna.

1020 wien – leopoldstadt



FACTS

Demography

Residents	108,269
Main residences	54,806
Persons/household	2.00
Moved in	+ 9,574
Moved out	- 5,609
Migration balance	+ 3,965

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Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

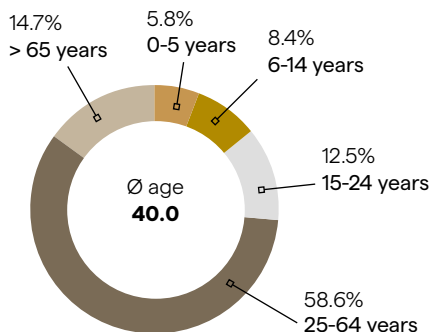
Vienna	34.2%
Leopoldstadt	37.2%

Average income (net)

Vienna	€ 26,005
Leopoldstadt	€ 25,999

Average age

Vienna	41.0
Leopoldstadt	40.0



Housing prices

Owner-occupied

First occupancy	€ 6,700 / m²
Other	€ 4,850 / m²

Rented

First occupancy	€ 14.60 / m²
Other	€ 12.10 / m²

Invest. property € 2,300 to € 5,600 / m²

886 land registry transactions for apartments in 2023 saw purchase prices total around € 367.5 million.



Between tradition and future

HELIO Tower, Döblerhofstraße 10 /
BUWOG



St. Marx

The many facets of Landstraße

The Landstraße district benefits from a harmonious interplay of historical architecture and innovative new building projects. The district has magnificent buildings from past centuries next to modern high-rises, creating an atmosphere of tradition and progress going hand-in-hand.

At first blush, many of Vienna's city folk associate Landstraße with the traditional embassy district and its elegant apartment buildings from the Wilhelminian era. A few kilometres on and the modern side of Vienna's Third District emerges. Developments and development areas including *The Marks* and the newly built *HELIO Tower*, *The One* and *Q-Tower* residential high-rise projects have made a prominent debut on Vienna's skyline. The last of the three high-rises was completed in mid-2023, adding to the district's available living space.

This new living space is also attracting new residents with especially younger target groups interested in the district's diversity. *Media Quarter Marx*, *Marx Halle*, and a planned event hall to host an audience of twenty thousand are also set to play a role in this development, turning these locations into a new hotspot for urban life

in Vienna. *The Village im Dritten* project is a sustainable showcase project currently underway with around two thousand apartments, commercial units, and local services including day-care and educational facilities to be built over the next few years. Some parts of the district still offer plenty of room for new development, but the embassy quarter between Vienna downtown, Rennweg and Ungargasse is already densely built up with only enough space left for a few new projects. Those looking for an apartment will still have enough choice, though; new construction projects include *Grace* on Hetzgasse, *Quartier Neue Mitte* on Rennweg, and *Central Mark* on Markhofgasse. Housing prices are as varied as the individual parts of the district with a sharp gradient from north-west to southeast.

Landstraße has also been making great efforts to become greener and more ecological with additional green spaces after the redesign of Kardinal-Nagl-Park, while also promoting biodiversity and reducing the number of urban heat islands. Tramline no. 18 is currently under extension from Schlachthausgasse to the stadium, and will provide a new climate-friendly route from the Second to the Third District to open in 2026.



FACTS

Demography

Residents	96,756
Main residences	50,823
Persons/household	1.92
Moved in	+ 8,626
Moved out	- 4,715
Migration balance	+ 3,911

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

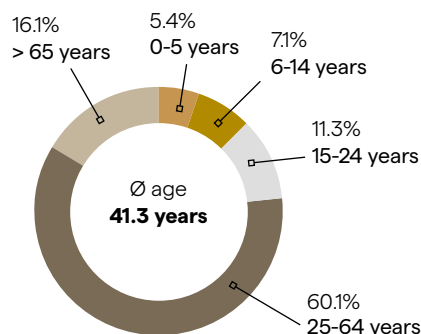
Vienna	34.2%
Landstraße	36.4%

Average income (net)

Vienna	€ 26,005
Landstraße	€ 28,646

Average age

Vienna	41.0
Landstraße	41.3



Housing prices

Owner-occupied

First occupancy	€ 6,750 / m²
Other	€ 4,950 / m²

Rented

First occupancy	€ 15.00 / m²
Other	€ 13.00 / m²

Invest. property € 3,100 to € 5,200 / m²

692 land registry transactions for apartments in 2023 saw purchase prices total around € 253.8 million.



A vibrant mix



Perfect blend of conservative and hip

The Fourth District is a sought-after residential area with a distinctly middle-class flair, especially in the areas around Karlsplatz, Schwarzenbergplatz up to Belvedere palace, and lower Wiedner Hauptstraße. Wieden is also teeming with student life, especially around the TU, or Vienna University of Technology. The lively Freihausviertel quarter around Schleifmühlgasse with its many restaurants attracts a significantly younger target group than the rest of the district.

This small district nestled between downtown and the Hauptbahnhof main railway station has seen very little in the way of new construction activity. The housing supply in the Fourth District is rather scarce due to the small size of the district and its high development density; most of the housing available is limited to smaller, more exclusive projects, lofts, and apartment building renovations. Projects such as *The Fusion* on Kettenbrückengasse, *Der Goldene Flamingo* on Karolinengasse, and *Quartier Starhemberg* on Favoritenstraße are some of the current developments in the district.

Locations adjoining the city centre such as those near Karlsplatz have always been amongst the more expensive areas in

the Fourth District, although the more southern parts are slowly beginning to catch up, too. However, residents see prices on the housing market as absolutely justified as Wieden provides a wide range of cultural leisure activities and a lively restaurant and café scene together with excellent public transport connections, even if the number of green areas is rather sparse. There is a lot happening in this area too, with Argentinierstraße set to be redesigned in the next few years. A concept has been developed with the involvement of residents, including converting the 1.3-kilometre-long street – a central connection between the Hauptbahnhof main railway station and the city centre – into a cycleway. Around a thousand square metres of tarmac are set to be unsealed by green areas by the fourth quarter of 2024, which should improve microclimate and cooling conditions in the area. The redesign project on the parking facilities in Naschmarkt is progressing and taking shape: work on a full transformation of the previous urban heat island is scheduled to begin in autumn 2024. Instead of being built on, the current parking facilities will be left mostly unsealed and turned into a spacious green oasis in the midst of the city.

1040 wien – wieden



FACTS

Demography

Residents	33,633
Main residences	17,391
Persons/household	1.93
Moved in	+ 3,210
Moved out	- 1,868
Migration balance	+ 1,342

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

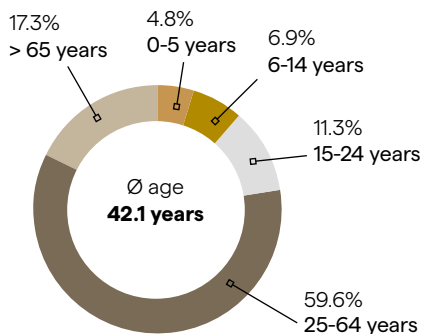
Vienna	34.2%
Wieden	35.8%

Average income (net)

Vienna	€ 26,005
Wieden	€ 29,378

Average age

Vienna	41.0
Wieden	42.1



Housing prices

Owner-occupied

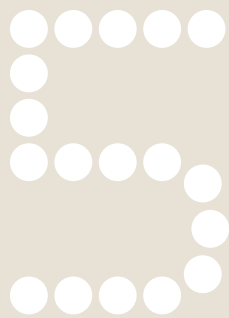
First occupancy	€ 7,150 / m²
Other	€ 5,350 / m²

Rented

First occupancy	€ 15.70 / m²
Other	€ 13.40 / m²

Invest. property € 3,600 to € 5,900 / m²

184 land registry transactions for apartments in 2023 saw purchase prices total around € 102.77 million.



No longer a best kept secret



Margareten in transition

Ask anyone to describe Margareten some time ago, they would have told you it was a densely built-up area with little in the way of green space – a typical district within the Vienna Beltway. But the Fifth District is in transition – a transformation from best kept secret to trendy district that is in full swing.

The extension to the U-Bahn metro service and resulting U2 connection has a positive impact, but the improvements go beyond that. Once completed as planned for 2028, the metro extension is set to enrich the district with a metro hub on Pilgramgasse and stations in Matzleinsdorfer Platz and on Reinprechtsdorfer Straße. Recent years have seen partial unsealing work on the latter with landscaping and transformation into a climate-friendly shopping street including widened sidewalks and plenty of new places to sit down. The cycle path network in the district has also undergone expansion, now covering an impressive total of twenty-three kilometres.

The ongoing revitalisation projects in the traditional Viennese *grätzl* neighbourhoods in the district have led to increasing demand for living space in Margareten. Residential housing prices reflect the transition to a trendy district. Expectations of significant upgrades to individual locations in major parts of the district have led to acceptance of increased prices, even though apartment prices in the Fifth District are still cheaper than in all the other districts inside the Vienna Beltway.

Developers are focusing more on quality than quantity in terms of volume in their projects due to the scarcity of significant reserves of space available for development. There are new building projects at Wiedner Hauptstraße 140, Margaretenstraße 102, and Mittersteig 22. The many new restaurants, cafés, and boutiques that are emerging also reflect the district's transformation. The area around Margaretenplatz and Pilgramgasse in particular has a certain chic and trendy feel to it.



FACTS

Demography

Residents	55,018
Main residences	29,446
Persons/household	1.90
Moved in	+ 5,087
Moved out	- 2,766
Migration balance	+ 2,321

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

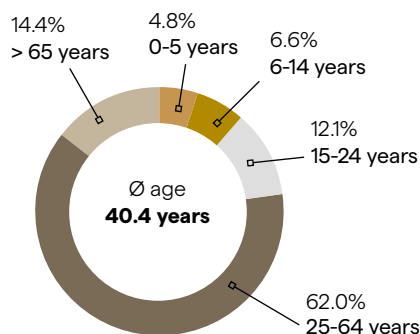
Vienna	34.2%
Margareten	41.6%

Average income (net)

Vienna	€ 26,005
Margareten	€ 24,139

Average age

Vienna	41.0
Margareten	40.4



Housing prices

Owner-occupied

First occupancy	€ 5,900 / m ²
Other	€ 4,800 / m ²

Rented

First occupancy	€ 13.70 / m ²
Other	€ 12.50 / m ²

Invest. property € 2,100 to € 5,800 / m²

309 land registry transactions for apartments in 2023 saw purchase prices total around € 98.22 million.



Attractive prime location



RAY, Gumpendorfer Straße 60 / EHL



Arik-Brauer-Haus

Mecca of urban diversity

Mariahilf is an attractive part of the city with historical buildings in excellent condition together with the many quaint streets and parks as well as Austria's largest and best-known shopping strip, Mariahilfer Straße.

Its excellent location plays a crucial role in the Sixth District's attractiveness – everything you could possibly want in a city can be found within walking distance from here in the midst of the city between Naschmarkt to the south and Mariahilfer Straße to the north. There is everything from major clothing chains and many smaller boutiques to a plethora of bistros, coffee bars, and trendy bakeries vying for customers with premium-priced baked goods. Thanks to its elegant flair coupled with alternative chic, Mariahilf is an extremely popular residential area, especially amongst students and young people.

The many reconstruction and revitalisation projects underway in the Sixth District have also had their effect. Redesign projects

such as on Otto-Bauer-Gasse and at Esterházy park have greatly added to quality of life and therefore added value in the district. Mariahilf's excellent public transport connections are also worth mentioning. Residents already have access to four metro lines, which are set to turn into five soon with the expansion of the U2/ U5 line currently under construction.

Like Margareten, the dense development in the Sixth District only leaves a small amount of space available for new construction projects that developers mainly use for loft conversions or small but high-quality new building projects. Housing prices reflect the low supply of new apartments combined with the attractive location. The parts of the district close to the centre are in especially high demand, as are the locations along the popular Gumpendorfer Straße. Current projects are currently underway at Mollardgasse 14, Millergasse 34, and Haydngasse 14.



FACTS

Demography

Residents	31,423
Main residences	17,018
Persons/household	1.85
Moved in	+ 2,972
Moved out	- 1,658
Migration balance	+ 1,314

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

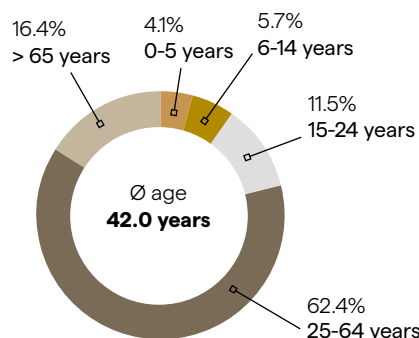
Vienna	34.2%
Mariahilf	33.6%

Average income (net)

Vienna	€ 26,005
Mariahilf	€ 27,672

Average age

Vienna	41.0
Mariahilf	42.0



Housing prices

Owner-occupied

First occupancy	€ 6,950 / m²
Other	€ 5,200 / m²

Rented

First occupancy	€ 15.40 / m²
Other	€ 13.30 / m²

Invest. property € 2,800 to € 5,900 / m²

139 land registry transactions for apartments in 2023 saw purchase prices total around € 62.42 million.



Biedermeier style and hipster central



Cultural hotspot with alternative flair

Creative hipness with a lively scene full of shops and eateries combine with art and culture including some of the city's major cultural institutions. The Seventh District has everything a hipster could ever want. Due to a diverse range of attractions combined with the excellent infrastructure, however, Neubau's appeal extends beyond young target groups, making the Seventh District extremely popular on the residential housing market.

This also creates an unusual demand situation with constantly increasing housing prices in line with the income of the residents; the past few years have seen the district turn into one of the city's top residential addresses. The most expensive residential area in the district is still picturesque Spittelberg with its many historic Biedermeier-style houses. This southern part of the district lies within walking distance of the First District, and is home to the Volkstheater and MuseumsQuartier. The locations around Neubaugasse are also in great demand after seeing much revitalisation in recent years, a trend set to continue with the future U2-U3 metro junction.

The limited space available for new development has caused scarcity in new housing to satisfy the heavy demand for living space in Neubau. Construction activities in the district are restricted to smaller, more exclusive projects such as renovations and loft conversions. The *It's 7* and *Bernard 27* projects on Zoller-gasse and Bernardgasse, respectively, are two such examples. The only exception in terms of large-area project development is the area around the former Sophienspital hospital with a new urban district to house around a hundred and eighty new apartments as well as educational and leisure facilities to be built on the thirteen-hectare site by 2025.

Neubau may be quite densely built and lack larger green areas, but the district still has a selection of small green areas and parks. Apart from that, the district is trying to become more climate-friendly; after Zieglergasse, Bernardgasse is also planned to become a residential street with a pleasant microclimate and plenty of green space with thirty-six new trees, water sources, and spacious green spaces providing cooling in the summer and contributing to climate protection.

1070 wien – neubau



FACTS

Demography

Residents	31,581
Main residences	17,744
Persons/household	1.81
Moved in	+ 2,865
Moved out	- 1,731
Migration balance	+ 1,134

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

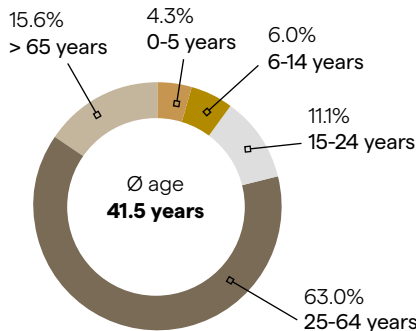
Vienna	34.2%
Neubau	32.4%

Average income (net)

Vienna	€ 26,005
Neubau	€ 29,378

Average age

Vienna	41.0
Neubau	41.5



Housing prices

Owner-occupied

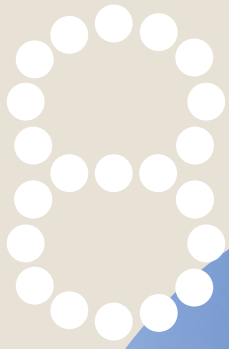
First occupancy	€ 7,200 / m²
Other	€ 5,450 / m²

Rented

First occupancy	€ 15.70 / m²
Other	€ 13.40 / m²

Invest. property € 3,900 to € 7,400 / m²

189 land registry transactions for apartments in 2023 saw purchase prices total around € 92.55 million.



Bourgeois idyll



Suburban flair in Vienna's smallest district

Picturesque alleys and squares alongside a multitude of historic apartment buildings from the 18th and 19th centuries give Josefstadt a historical charm. Josefstadt is also Vienna's smallest district by far in terms of area, and just behind downtown in numbers of residents.

This idyllic setting more typical of a small town is extremely popular as reflected in the high demand for living space in the district. The Eighth District also has a wide range of cultural and culinary attractions with home-style taverns, classy fusion restaurants, and hip pizzerias providing an impressive range of opportunities to eat out. Founded in 1788, the Theater in der Josefstadt is the oldest theatre in Vienna; the Volkskundemuseum, or Austrian Museum of Folk Life and Folk Art, on Laudongasse is one of the largest international ethnographic museums with extensive collections of folk art alongside historical and contemporary everyday cultures in Europe.

The district benefits from its first-class location with Vienna downtown and universities reachable on foot, and the excellent public connections with a new Rathaus U2-U5 junction at the town hall in the foreseeable future to round it all off. There is also plenty of greening and traffic-calming activity happening here in projects such as the Pfeilgasse conversion into a greened cycleway and Lerchenfelder Straße redesign towards a climate-friendly area during the next few years.

Housing demand in the district greatly outstrips the tiny real estate market. Josefstadt has some of the lowest construction activity in the city, which is mainly due to the lack of free space available. This has led to a great excess in demand. Most of the potential loft extensions have already been completed, and regulations on listed buildings severely limit potential for additional living space. This has also led to living space prices continuously rising, especially at those locations bordering on Vienna downtown; these locations are in high demand at correspondingly high prices.



FACTS

Demography

Residents	24,647
Main residences	13,252
Persons/household	1.89
Moved in	+ 3,506
Moved out	- 2,522
Migration balance	+ 984

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

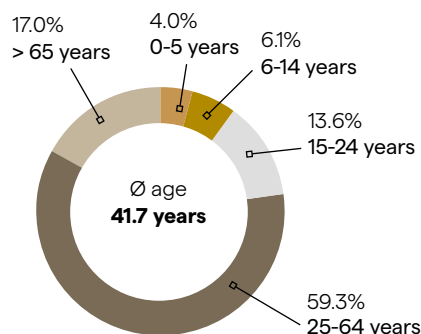
Vienna	34.2%
Josefstadt	33.1%

Average income (net)

Vienna	€ 26,005
Josefstadt	€ 29,421

Average age

Vienna	41.0
Josefstadt	41.7



Housing prices

Owner-occupied

First occupancy	n/a*
Other	€ 5,700 / m²

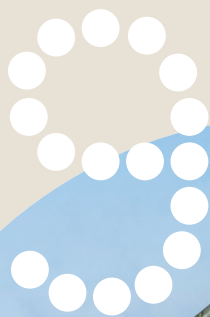
Rented

First occupancy	€ 15.80 / m²
Other	€ 13.70 / m²

Invest. property € 3,000 to € 6,900 / m²

94 land registry transactions for apartments in 2023 saw purchase prices total around € 39.69 million.

*The sample observed was too small to deliver reliable and accurate information.



Many facets



Alserbachstraße 11 / BUWOG



Votivkirche

Holiday flair on Donaukanal meeting the hustle and bustle of the city

Alsergrund is not only highly popular as a residential area, the district is also a highly attractive place for leisure activities. It is possible to escape the hustle and bustle of the city a little despite this central location. The broad cycle path along Donaukanal just a few metres from the water can be idyllically peaceful or thronging with skaters and joggers, or lots of young people turning it into a party zone; it all depends on the time of day.

This inner-city waterfront is just one of many reasons that Alsergrund is such a popular residential area. Residents and visitors alike benefit from the district's wide variety of attractions. The Ninth District features a large selection of cafés and restaurants in addition to many of the institutes belonging to the University of Vienna. These are some of the reasons for young student neighbourhoods forming such as those around Friedensbrücke and Spittelau, in addition to the classic upper middle-class areas around the Servitenviertel quarter and other places.

Public transport connections in Alsergrund are excellent too. The U5 metro line construction project is also set to boost demand with three of the planned stations located within the Ninth District.

There is also a selection of reconstruction projects in the district raising its market value such as Servitengasse and part of Grünetorgasse being converted into a pedestrian precinct with plenty of trees, green spaces, and seating facilities. The district also has recreational areas such as the picturesque Liechtensteinpark, Votivpark, Arne-Karlsson-Park, and the many yards on the campus bordering the Eighth District at the Old General Hospital for sports and relaxation.

This all provides many excellent reasons for the high demand for living space in the district, the demand vastly outstripping the housing available. Most of the residential housing here consists of existing apartments and old buildings with just a few new construction and full revamp projects sprinkled in. One of these is *Alsa – Rooftop Living* on Nußdorfer Straße; another is *La Nouvelle Maison*, a project under development close by the Votivkirche church. Althangrund is still the Alsergrund district's largest development area. The *Althan Quartier* area above the Franz-Josefs-Bahnhof railway station is a blend of offices, a hotel, a large parking facility, and apartments spread over 2.4 hectares. This area is currently undergoing an expansion phase with a general railway station building modernisation project underway at the same time.

1090 wien – alsergrund

35



FACTS

Demography

Residents	42,206
Main residences	23,055
Persons/household	1.85
Moved in	+ 6,411
Moved out	- 3,633
Migration balance	+ 2,778

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

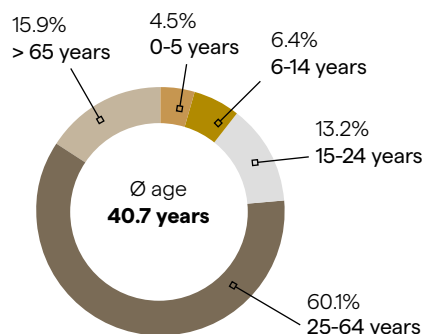
Vienna	34.2%
Alsergrund	35.4%

Average income (net)

Vienna	€ 26,005
Alsergrund	€ 28,455

Average age

Vienna	41.0
Alsergrund	40.7



Housing prices

Owner-occupied

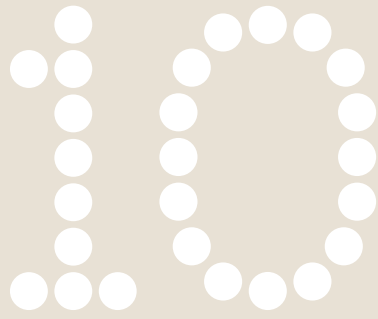
First occupancy	€ 7,600 / m²
Other	€ 5,550 / m²

Rented

First occupancy	€ 15.70 / m²
Other	€ 13.40 / m²

Invest. property € 2,500 to € 5,200 / m²

204 land registry transactions for apartments in 2023 saw purchase prices total around € 119.66 million.



Cultural melting pot



Wasserturm Favoriten



DECK ZEHN, Laxenburger Straße 2 /
BUWOG

The south has much to offer

Once a classical working-class district with a heavy industrial base, Vienna's Tenth District has seen a formidable transformation in recent years. Constant development in Favoriten has most likely contributed to the extent of contrast and variety becoming apparent in the district in all its facets.

There is a slew of attractive urban development areas that have emerged, or are still under development, in this large district in southern Vienna, a district with many buildings dedicated to public housing and Wilhelminian traditional Viennese neighbourhoods – developments with an impact on their surroundings. The visible change in the district's image has been causing an increase in price trends on the housing market. Anyone returning to Favoriten after a while away will be amazed at the many new and emerging projects. That comes as little surprise as Favoriten ranks fourth in new site development amongst Vienna's districts. Projects include *DECK ZEHN* at Laxenburger Straße 2 along the railway line serving the Hauptbahnhof main railway station as well as the *Das Laxenburg* project on Muhrengasse. The many current urban development areas also reflect the district's innovative

potential: the two projects *Am Kempelenpark* and *Neues Landgut* go to show how it is possible to develop new green spaces despite dynamic residential development. The *Rothneusiedl* project aims to develop the district into a pioneer in climate protection – a lively urban quarter to be created here on a total area of 124 hectares over the next decade.

There are other arguments in favour of Favoriten in addition to its proximity to downtown and excellent transport connections. A potpourri of culinary delicacies from a wide variety of cultures is available on the district's shopping streets and markets, while green recreational areas such as Wienerberg, the historic Bohemian Prater, and the tranquillity of Oberlaa show the quieter, more family-friendly side of the district.

The U2 metro extension to Wienerberg is another compelling argument for Favoriten, and is set to ensure further growth. The recent residential real estate price increases also indicate a continued upward trend.

1100 wien – favoriten



FACTS

Demography

Residents	218,415
Main residences	101,374
Persons/household	2.16
Moved in	+ 14,710
Moved out	- 8,768
Migration balance	+ 5,942

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

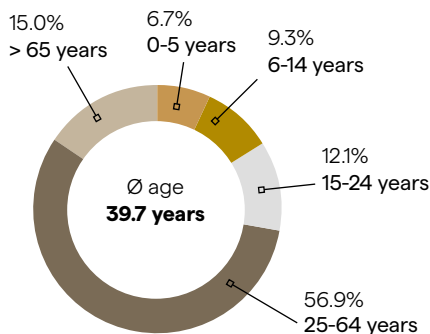
Vienna	34.2%
Favoriten	42.3%

Average income (net)

Vienna	€ 26,005
Favoriten	€ 22,365

Average age

Vienna	41.0
Favoriten	39.7



Housing prices

Owner-occupied

First occupancy	€ 5,600 / m²
Other	€ 3,900 / m²

Rented

First occupancy	€ 14.10 / m²
Other	€ 11.40 / m²

Invest. property € 1,200 to € 3,900 / m²

781 land registry transactions for apartments in 2023 saw purchase prices total around € 172.72 million.



Strength from togetherness

Dittelgasse attracts people of all ages with its variety of apartments, assisted living groups, multi-purpose halls, and day-care centre.



Well-planned projects help stimulate a neighbourly community with young-at-heart seniors living in their own apartments while still keeping connected with meeting points and activities.

Living is private, providing a safe space for individual development. However, this fundamental need comes with a desire for community. Cross-generational co-living combines both.

Our fundamental needs from housing undergo a natural change throughout our lives. Young families need to focus on childcare, while older couples may suddenly need assistance with household chores, and many singles suffer from loneliness. There is generally an increasing desire for communal living combined with an individual safe space. Several projects in Vienna have already shown how this can be done.

Family cohesion

One example is the *Stavangergasse* project with a new approach to awarding housing. Two apartments will be given to two households

applying that are related to each other. The relationship may exist as family ties, but there are also more voluntary relationships. The two apartments could be right next to each other, or on different floors in the same building, or in separate buildings, if preferred. The idea is that apartments should be close enough to support the relationship while also being separate enough for independent privacy to be maintained. One example would be children living near their grandparents.

Everyone's a winner

The new *Dittelgasse* residential complex combines two assisted living communities for seniors, a variety of single and family apartments, a day-care centre, and multi-purpose halls. This type of meeting place encourages contact and understanding between generations. The *Florasdorf* project has taken a similar approach with spacious urban gardening areas and fruit trees available to all the residents.



Both examples create an environment that benefits all generations. This means that older neighbours might help out with childcare while in return receiving assistance around the house or when they are poorly.

Together against loneliness

Viennese Caritas shares this vision with the *WG Melange* shared accommodation project

– an alternative to lonely single apartments for people aged fifty-five and over. The first *WG Melange* apartment is part of the *Leuchtturm* building group project in Seestadt. Measuring 455 square metres in area, the shared apartment consists of eight modern apartments (studios and one-bedroom apartments each with a kitchenette, bathroom, and toilet) opening into a common living area with a large kitchen and a spacious terrace. The shared apartment belongs to the *Leuchtturm* residential complex, so residents also have access to a garden, laundromat, workshop, and communal sauna. There are two guest rooms for visitors. Caritas also provides reliable services in matters such as rental agreements, flat-share rules of the house, and mediation in case of disagreements to ensure long-term success in this shared accommodation scheme.

Living in your own apartment while still living with others – cross-generational and co-living strike a balance between safe space and community.

These examples show that the residential buildings of the future will be providing space across generations – singles and families, young and old. No matter how varied living needs might be, we are all united by a desire to revive our sense of community.



Perfect connections



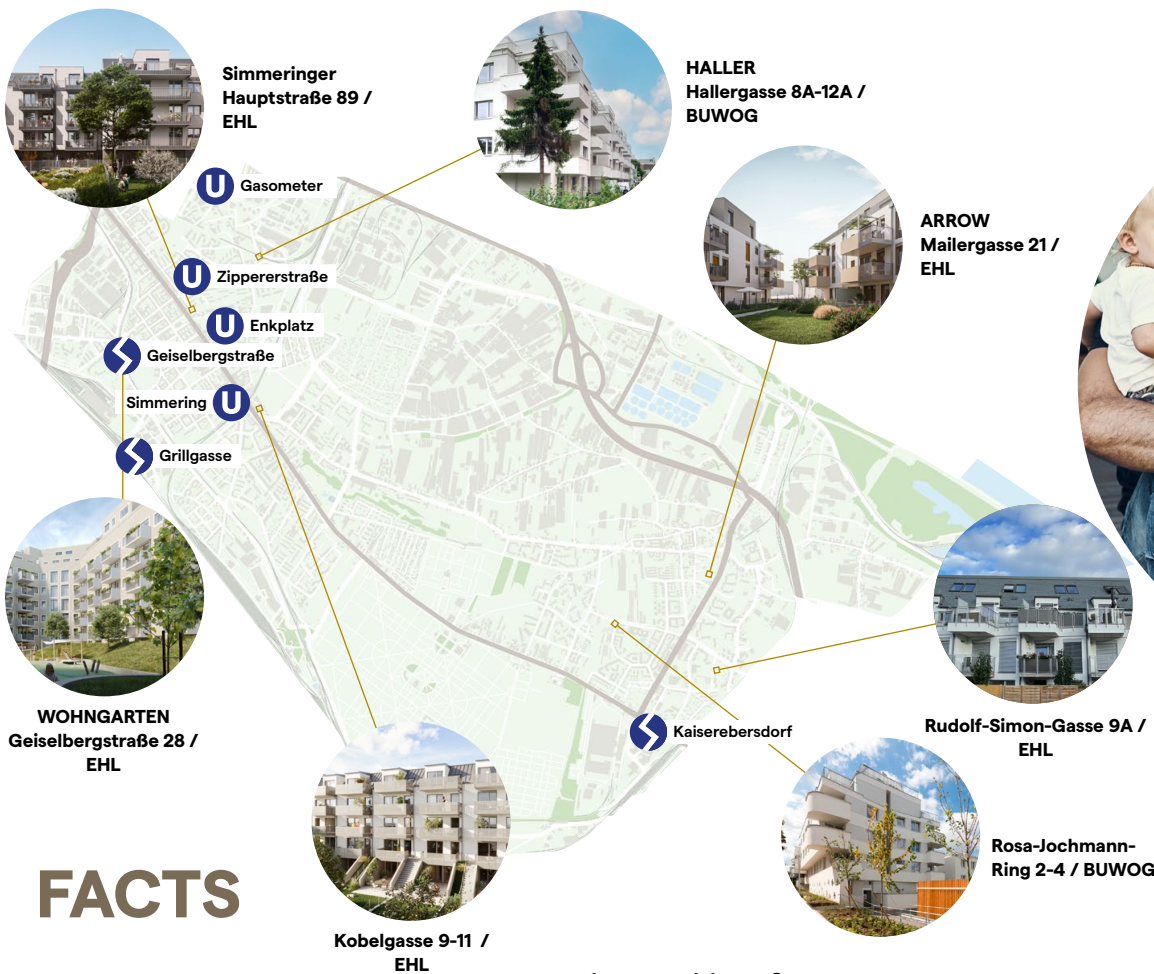
City living on the edge and in the midst of it all

Long residential streets, plenty of grassland, and both traditional and increasingly modern industrial companies in the midst of it all – this would be a superficial description of the Eleventh District. However, Simmering has been undergoing a transition over the past few years. The wide-open spaces have attracted many private developers with several large new developments and trendy residential areas emerging in recent years.

The housing market in the Eleventh District shows plenty of potential: current development hotspots are located in the Erdberg area and along Simmeringer Hauptstraße. Ambitious plans also exist for Kaiserebersdorf; a district development plan is currently under development. Projects such as *HALLER* on Hallergasse, Simmeringer Hauptstraße 89, and *My Lory* on Lorystraße have recently been completed while Kobelgasse 9, *Im Biedermeierhof* on Mautner-Markhof-Gasse, and *com11.3* at Rosa-Jochmann-Ring

12-16 are currently under construction. Price developments have not yet followed the increased demand for living space in most cases. Average residential prices in Simmering are still well below average and do not always reflect the objective qualities of the location.

The district has also been gaining a reputation for urban development with the Heidemarie Lex-Nalis educational campus at Rappachgasse 44, a state-of-the-art educational centre for around 825 children. The area to the west and south of the gasometer is still under development. *Bricolage City* is set to become a diverse, urban, lively new district optimised for working and living together as a community. Apart from structural development, the plans especially focus on further development and improvement in public spaces for the area to meet requirements for future use. The Zentralpark will form the centrepiece and improve the area's living quality in general with a new green zone.



FACTS

Demography

Residents	109,038
Main residences	49,665
Persons/household	2.20
Moved in	+ 5,700
Moved out	- 4,061
Migration balance	+ 1,639

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

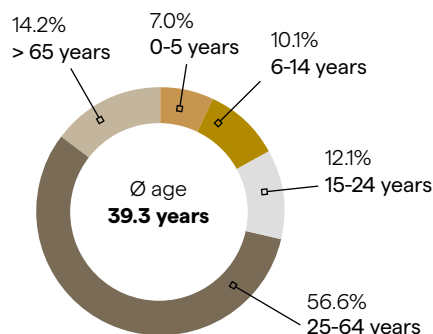
Vienna	34.2%
Simmering	35.0%

Average income (net)

Vienna	€ 26,005
Simmering	€ 23,523

Average age

Vienna	41.0
Simmering	39.3



Housing prices

Owner-occupied

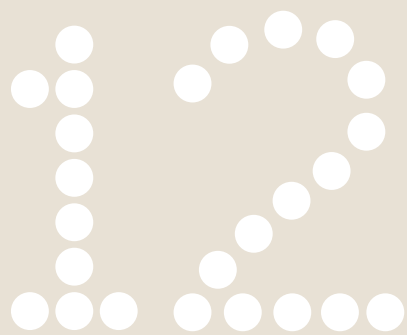
First occupancy	€ 5,200 / m²
Other	€ 3,750 / m²

Rented

First occupancy	€ 12.80 / m²
Other	€ 11.00 / m²

Invest. property € 1,500 to € 2,200 / m²

319 land registry transactions for apartments in 2023 saw purchase prices total around € 82.82 million.



Urbanism with a village feel



Schloss Hetzendorf



Wildgarten construction sites 9, 11, 13, 20
Lore-Kutschera-Weg 11,
Mona-Lisa-Steiner-Weg 5 / EHL

Various qualities and plenty of potential

Vienna's Twelfth District has long had the reputation of a sleepy, suburban, working-class area. Even so, Meidling has a variety of qualities slowly but surely promoting the district as an up-and-coming place to be.

Meidling has been undergoing a remarkable change for some time and this has left a profound mark on the housing market. Effective inner-city transport connections thanks to the two U4 and U6 metro lines and numerous tram and light rail lines make the Twelfth District easy to get to despite its location outside the Vienna Beltway. There is also a lot to discover in Meidling such as the Meidlinger Hauptstraße shopping boulevard, Meidlinger Markt with its wide range of culinary offerings, more than forty parks such as Haydnpark, Miep-Gies-Park, and Wilhelmsdorfer Park with open space for relaxation, and long-standing hotspots such as Schloss Hetzendorf palace and the Theresienbad pool rounding off the range of attractions.

Many new site development and densification projects throughout the district reflect Meidling's increasing popularity and demand. However, Meidling is also home to increasingly expensive projects. The rise in housing prices has made locations with houses from the Wilhelminian era very attractive for loft conversions. The projects *LIV* near Meidlinger Markt on Zeleborgasse and *Gloria* on Ehrenfels-gasse are currently under construction.

There are also changes towards climate protection happening in the district. These include an area of around two hundred square metres to be unsealed on Anton-Krutisch-Park as well as a redesign and enlargement project on Paula-von-Mirtow-Park providing almost twice as much green recreation space in the future. The area around Stachegasse is to be transformed from industry and commerce alone into a diverse living space as an example of climate-smart urban development.



FACTS

Demography

Residents	100,281
Main residences	49,643
Persons/household	2.03
Moved in	+ 6,583
Moved out	- 4,274
Migration balance	+ 2,309

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

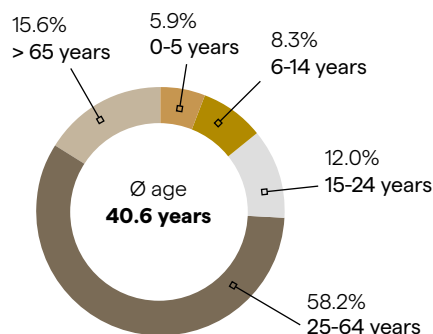
Vienna	34.2%
Meidling	38.8%

Average income (net)

Vienna	€ 26,005
Meidling	€ 23,424

Average age

Vienna	41.0
Meidling	40.6



Housing prices

Owner-occupied

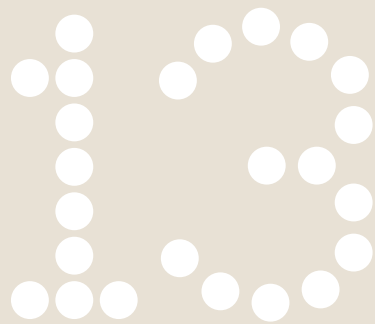
First occupancy	€ 5,600 / m ²
Other	€ 4,150 / m ²

Rented

First occupancy	€ 13.20 / m ²
Other	€ 11.80 / m ²

Invest. property € 1,500 to € 3,300 / m²

529 land registry transactions for apartments in 2023 saw purchase prices total around € 143.47 million.



A dignified shade of green



Römische Ruine
Schlosspark Schönbrunn



Villa Dostal, Dostalgasse 15 / EHL

Vienna's upmarket idyll in the west

Lots of space and lots of green. At first glance, the Thirteenth District looks somewhat different from its neighbouring districts; most of its streets are characterised by front gardens and tree-lined avenues, and the district benefits from extensive green recreational areas such as Schönbrunn, Roter Berg, and Lainzer Tiergarten park. It comes as little surprise that families are especially attracted to Hietzing as a residential area.

The district has more than green spaces to make it attractive – there are many historical buildings to visit and admire such as Schloss Schönbrunn palace as well as the Klimt and Hermes villas, carefully curated concept stores and hip cafés in Alt-Hietzing to stop at during a stroll around the district, while the restaurants and coffee houses at the centre of Hietzing have now become institutions attracting visitors from far beyond the district's limits.

The Thirteenth District may take third place in surface area behind Donaustadt and Floridsdorf, but it only has a population of just under 54,000. The number of new buildings in Hietzing is relatively low despite the district's large area, and the housing

supply cannot keep up with its popularity. The limited land available for development only allows a limited amount of new construction, resulting in heavy demand for few, mostly exclusive, projects. The few new construction and renovation projects include *Villa Dostal* on Dostalgasse, *Villa Hietzing* on Gobergasse, and *Jardin Hermes* on Hermesstraße. The *Das Noah* project on Lainzer Straße is a somewhat more large-scale new building development.

Hietzing scores top marks in Vienna for green percentage area at seventy percent but is still making efforts to take it further in greening and traffic calming. This includes a traffic calming project on historic Altgasse together with a green meeting area and a project to turn the junction between Gallgasse and Klitschgasse into what is referred to as a micro-open space or pocket park: this previously sealed area has started showing its age, and is due for an upgrade into a welcoming place to stop and take a break, or use the new bike parking facility. There is also a rezoning and development plan for Hörndlwald in the Thirteenth District – previously zoned for construction and development, these areas will be added to the forested green belt.



FACTS

Demography

Residents	55,568
Main residences	27,731
Persons/household	2.02
Moved in	+ 2,898
Moved out	- 1,841
Migration balance	+ 1,057

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

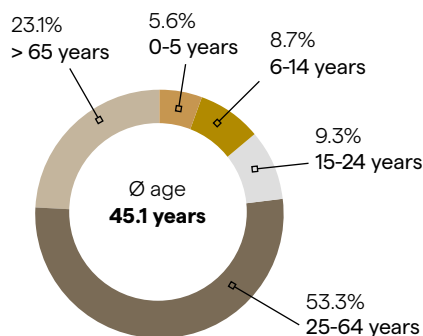
Vienna	34.2%
Hietzing	23.6%

Average income (net)

Vienna	€ 26,005
Hietzing	€ 33,454

Average age

Vienna	41.0
Hietzing	45.1



Housing prices

Owner-occupied

First occupancy	€ 7,650 / m²
Other	€ 5,700 / m²


Rented

First occupancy	€ 15.10 / m²
Other	€ 13.30 / m²

Invest. property € 3,500 to € 5,100 / m²

269 land registry transactions for apartments in 2023 saw purchase prices total around € 118.35 million.

Up and coming



Park in Sicht
Goldschlagstraße 191 / EHL



Sophienalpe

Living paradise in the west of Vienna

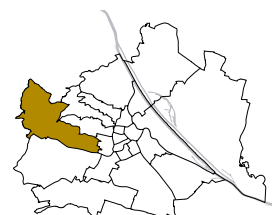
There are many benefits to choosing Penzing as a residential area with excellent transport connections (U4 metro line, urban, regional, and intercity train services as well as numerous bus and tram connections) on the one hand, and spacious green and recreational areas such as the Vienna Woods, Steinhofgründe, and Dehnepark on the other.

Penzing has come a long way in recent years. The high demand for living space has been met with a diverse supply due to larger projects as well as neighbourhood developments. Two major projects have already been completed at the beginning of 2023 – *Kennedy Garden* on Penzinger Straße and *Alice im Cumberland* on Cumberlandstraße. There is still development in the district thanks to its remaining potential for densification, which obviously attracts many property developers. Many larger and smaller projects are currently under development such as

at Schleusenstraße 1a, Linzer Straße 346, Zehetnergasse 24, and on Hütteldorfer Straße.

There are also long-term preservation plans for the historically unique Otto-Wagner-Areal as a development site converting the area into a research, cultural, and educational location after its current use by the Vienna Health Association, WIGEV. This yields a total construction area of around twenty thousand square metres – space for 160 new apartments. The plan also includes leaving the green areas on the site – including the trees – largely untouched.

This development has recently brought even more attention to the district. Heavy demand has led to a significant increase in prices for living space, especially in Alt-Penzing and Breitensee; this affects new and existing properties alike.



FACTS

Demography

Residents	96,828
Main residences	48,498
Persons/household	2.01
Moved in	+ 5,758
Moved out	- 3,587
Migration balance	+ 2,171

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

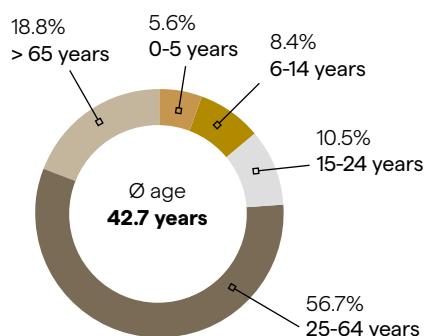
Vienna	34.2%
Penzing	29.4%

Average income (net)

Vienna	€ 26,005
Penzing	€ 27,482

Average age

Vienna	41.0
Penzing	42.7



Housing prices

Owner-occupied

First occupancy	€ 6,050 / m²
Other	€ 4,150 / m²

Rented

First occupancy	€ 14.20 / m²
Other	€ 12.60 / m²

Invest. property € 2,400 to € 4,600 / m²

595 land registry transactions for apartments in 2023 saw purchase prices total around € 204.08 million.

Hotspot outside the Vienna Beltway



Creative and multicultural

The Fifteenth District lies outside the Vienna Beltway and counts as one of the outer districts according to the usual definition, but its heavy development almost brings it in line with the downtown districts. The district benefits from a compelling location with downtown at least as quick to reach as the outskirts, and, above all, the ideal connections – especially with three metro lines (U3, U4, and U6), regional and intercity trains.

Rudolfsheim-Fünfhaus has been in transformation for a while; the district is not only young and multicultural, but is also becoming popular and hip due to its location and the recent revitalisation projects in some of the traditional Viennese *grätzl* neighbourhoods. This contributes to the increase in demand for housing, as do the still relatively affordable housing prices. Construction activities currently comprise gradual renovation and expansion work on the many ageing apartment buildings. Examples include *Secret Garden* on Dingelstedtgasse and *Beim Schlosseingang* on Sechshauser Straße. However, there are also great new building projects such as *Lilie* on Rauchfangkehrergasse and *ONE-O-ONE LIVING* on Hütteldorfer Straße.

There is also plenty happening in the way of urban development in the Fifteenth District. Several revitalisation projects have been planned for the district after the successful Westbahnhof railway station revitalisation, a project that has gained attention beyond the district borders for its rich variety of opportunities for shopping and eating out. Äußere Mariahilfer Straße is to be redesigned as a one-way street for outbound motorised traffic. After the redesign, the street will have a structurally separate two-way cycle path for cyclists and pedestrians, while pedestrians will benefit from widened pavements with trees and greenery providing shade.

The Mitte 15 urban development plan was launched to create more green space in the district: the project area extends from Märzstraße to the north to Mariahilfer Straße and Linzer Straße to the south, and from the Neubaugürtel section of the Vienna Beltway to the east to Rumpfgasse to the west. The project focuses on creating and improving green and open spaces, reducing the railway barrier effect, and on climate protection and adaptation to climate change.



FACTS

Demography

Residents	76,109
Main residences	39,560
Persons/household	1.95
Moved in	+ 6,488
Moved out	- 4,174
Migration balance	+ 2,314

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

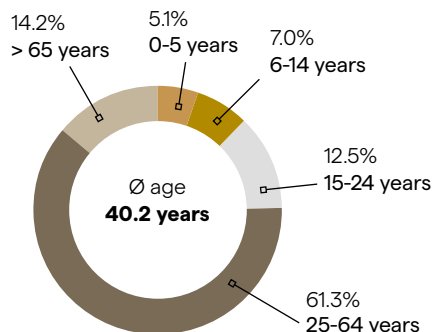
Vienna	34.2%
Rudolfsheim	44.5%

Average income (net)

Vienna	€ 26,005
Rudolfsheim	€ 21,933

Average age

Vienna	41.0
Rudolfsheim	40.2



Housing prices

Owner-occupied

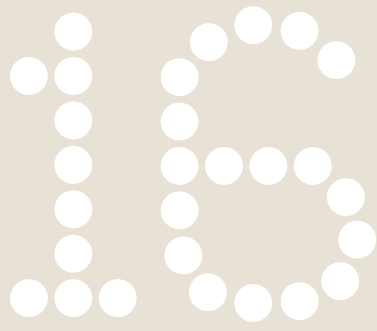
First occupancy	€ 5,450 / m ²
Other	€ 3,950 / m ²

Rented

First occupancy	€ 13.10 / m ²
Other	€ 11.80 / m ²

Invest. property € 1,700 to € 4,400 / m²

354 land registry transactions for apartments in 2023 saw purchase prices total around € 90.84 million.



The many facets of Ottakring



Suburbs turning chic and hip

Viewed from its best-known and most popular market, Brunnenmarkt, the Sixteenth District would probably be best described as a lively melting pot of cultures as also reflected in Ottakring's varied population.

Ottakring stretches from the Vienna Woods in the west to the Vienna Beltway in the east, and has more to offer than you might find in a small town. The district varies in its urban architecture from Brunnenmarkt with its culinary tour of the world to the buzz of student life on the party mile on Ottakringer Straße, to the palatial suburban villas amidst the idyllic scenery of Wilhelminenberg.

Ottakring is still developing; some streets still keep to the traditional working-class district cliché while the more upmarket parts of the district feature attractive new residential locations. The district's housing prices are best described as diverse. Prices per square metre around Ottakringer Straße and Brunnenmarkt have seen moderate growth over the past few years in contrast to those of Wilhelminenberg, which range from premium to astronomical. Demand for living space in all the district's micro-locations is also very high due to the excellent infrastructure with connections to the U3 and U6 metro lines, regional railway services, and numerous bus and tram connections.

Most of the new building projects are located near the U3 metro line, although there are also old building revitalisation and loft conversion projects underway. There is also increased construction activity between Thaliastraße and Ottakringer Straße. The western outskirts of Ottakring are home to a selection of highly exclusive high-quality projects. Wilhelminenberg is one of the most sought-after locations, but also one of the city's most expensive residential areas with its cottage-style villas, acres of green space, and breathtaking views over Vienna.

Things are not only happening on the Ottakring housing market, the streetscape is also in a state of change. This includes plans to revamp the Klinik Ottakring hospital to be completed by 2040. A greening offensive has also been running a renovation campaign for the high streets including tree planting, which is set to boost the district's attractiveness even further. The Thaliastraße "climate boulevard" also keeps growing with construction work on the section between Huttengasse and Karl-Kantner-Park due to begin in 2024 after the Thaliastraße reconstruction from the Vienna Beltway to Huttengasse.



FACTS

Demography

Residents	102,444
Main residences	51,628
Persons/household	2.00
Moved in	+ 6,914
Moved out	- 4,703
Migration balance	+ 2,211

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

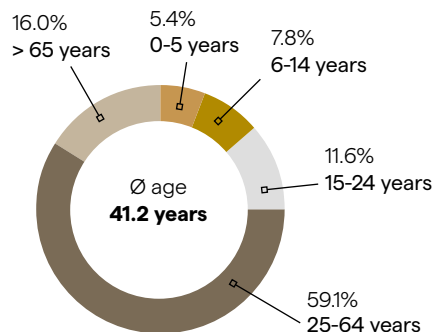
Vienna	34.2%
Ottakring	39.6%

Average income (net)

Vienna	€ 26,005
Ottakring	€ 23,222

Average age

Vienna	41.0
Ottakring	41.2



Housing prices

Owner-occupied

First occupancy	€ 5,700 / m²
Other	€ 4,000 / m²

Rented

First occupancy	€ 13.60 / m²
Other	€ 12.10 / m²

Invest. property € 1,400 to € 3,800 / m²

470 land registry transactions for apartments in 2023 saw purchase prices total around € 114.9 million.

Diverse and green



Cuvée
Taubergasse 26-28 / EHL



Metropol

Hernals catching up

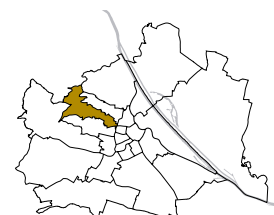
Hernals also has its own internal diversity like its neighbouring district, Ottakring. Whether middle-class suburban or hip urban, the Seventeenth District provides a mix of old and new, shabby and chic.

Hernals has a varied demographic mix as reflected in the differences between the district's quarters. The urban architecture of the district ranges from high and late Wilhelminian style next to public housing, to cottage districts and historic central areas.

In contrast, the urban part of the district closer to downtown between Hernalser Hauptstraße and Elterleinplatz is especially popular amongst younger people. This is where the large Post-sportplatz leisure area is located. The U5 metro line currently under construction is the main reason for the upsurge on the housing market. Future enhancements to Hernal's public transport

connections are especially attractive for property developers and residential buyers, and the main reason for rising housing prices in this part of the district. There are projects on Beheimgasse, Weißgasse, Steinergerasse, Heuberg, and Kalvarienberg.

Hernals also has a dignified, genteel atmosphere about it from Wattgasse outwards along Alseile. This is where the northwestern part of the Seventeenth District borders on the green Vienna Woods with their hiking trails, picnic areas, and city views. The Dornbach and Neuwaldegg quarters radiate a village atmosphere, and are amongst the city's most upmarket locations with their villas and exclusive new buildings. The aim is to preserve the green and recreational areas and to enable the development of building sites for additional living space in the Kleiner Schafberg urban area, which mainly consists of single-family houses and allotment garden quarters.



FACTS

Demography

Residents	56,033
Main residences	28,231
Persons/household	2.00
Moved in	+ 3,596
Moved out	- 2,606
Migration balance	+ 990

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

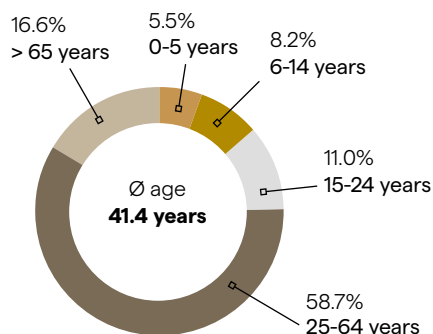
Vienna	34.2%
Hernals	36.2%

Average income (net)

Vienna	€ 26,005
Hernals	€ 24,737

Average age

Vienna	41.0
Hernals	41.4



Housing prices

Owner-occupied

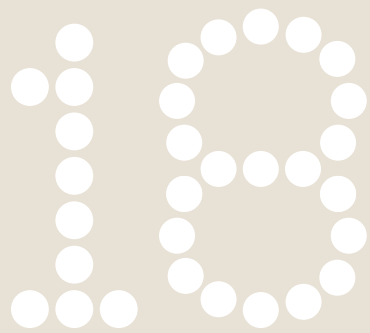
First occupancy	€ 5,600 / m²
Other	€ 4,100 / m²

Rented

First occupancy	€ 13.70 / m²
Other	€ 12.10 / m²

Invest. property € 1,900 to € 5,100 / m²

313 land registry transactions for apartments in 2023 saw purchase prices total around € 95.57 million.



From tenement to upmarket neighbourhood



Pötzleinsdorfer Schlosspark



Park Suites, Hockegasse 49 / EHL

Where trend and tradition come together

The main characteristic of the Eighteenth District is its attractiveness as a residential location. Währing takes a clear lead in the Vienna rankings. This has a variety of reasons: alongside Hietzing and Döbling, Währing is one of Vienna's traditional green districts offering plenty of open space for outdoor recreation. The many educational institutions contribute to a family-friendly atmosphere, as do the excellent public transport connections to Vienna downtown.

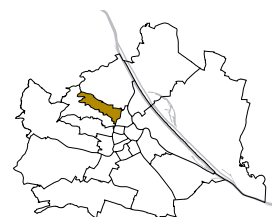
In a way, Währing offers the best of both worlds: in terms of population numbers, Währing is the smallest of all districts outside the Vienna Beltway, giving some parts of the district a remarkably peaceful and dignified living atmosphere. The Eighteenth District also has many city parks such as Türkenschanzpark, Pötzleinsdorfer Schlosspark, and Währinger Park, offering a wide variety of local recreation areas. Even so, the area around Kutschkermarkt is still a lively traditional Viennese neighbourhood attracting a diverse range of people with its many stores, shops, boutiques as well as restaurants and cafés. The district's residential locations also provide a blend of trend and tradition. The many single-family homes as well as large and small villas in the northern and western parts contrast with the Wilhelminian houses and closed building blocks around the Vienna Beltway at the centre of the district. Both

aspects of the district are in high demand as residential areas, but the Eighteenth District still serves rather a narrow target group due to its high housing prices.

The area around the Kutschkermarkt has been a "Bobo" paradise for several years with the Kreuzgassenviertel quarter and the area between Gentzgasse and Aumannplatz providing a cheerful mix of restaurants, traditional bakeries, and boutiques.

Home seekers will not be spoiled for choice here, but the quality is excellent. Smaller high-quality projects are underway closer to the centre such as on Staudgasse, Währinger Straße, Martinstraße, and Schopenhauerstraße. There are also projects further out of town on Gersthofer Straße and Hockegasse.

Public spaces in the district are also growing: last year has seen the popular Kutschkermarkt as well as Gersthofer Platz undergo a makeover. The aim was to expand on local amenities with more trees and active mobility options around the market, transforming the area into a traffic-calmed and climate-friendly neighbourhood. Schulgasse has also been revitalised into a cycle-friendly street, closing a major gap in the existing cycleway along the Vienna Beltway.



FACTS

Demography

Residents	51,559
Main residences	26,834
Persons/household	1.94
Moved in	+ 3,649
Moved out	- 2,378
Migration balance	+ 1,271

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

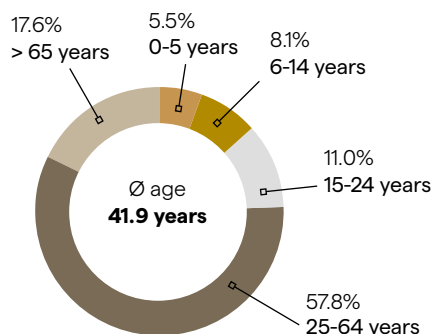
Vienna	34.2%
Währing	29.9%

Average income (net)

Vienna	€ 26,005
Währing	€ 30,011

Average age

Vienna	41.0
Währing	41.9



Housing prices

Owner-occupied

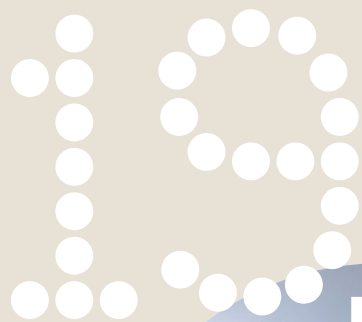
First occupancy	€ 7,600 / m ²
Other	€ 5,400 / m ²

Rented

First occupancy	€ 15.50 / m ²
Other	€ 13.20 / m ²

Invest. property € 2,400 to € 6,500 / m²

323 land registry transactions for apartments in 2023 saw purchase prices total around € 156.77 million.



Noblesse par excellence



Villa areas, wine taverns, amazing views

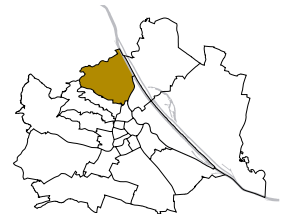
Located in the north of Vienna, bordering the hills of the Vienna Woods, Döbling benefits from generous green space and breathtaking views over the city as well as from urban districts such as Sonnbergplatz and Obkirchgasse with their trendy cafés and hip bakeries. The district also has traditional wine-tavern suburbs such as Neustift, Sievering, Grinzing, and Nussdorf, which have kept their village charm even with the busy construction activity. Vienna's most famous uptown district is popular for a wide variety of reasons.

The Nineteenth District is an extremely sought-after residential address in Vienna. Anyone aiming to live here will usually face significantly higher prices compared to other districts. This especially applies to the villa areas in Sievering and Oberdöbling as well as the various wine-tavern suburbs. Residential prices per square metre are also constantly increasing in the more urban parts of the district such as those near the major traffic axes on Döblinger Hauptstraße, Krottenbachstraße, and Billrothstraße. Residential development activity in the district focuses strongly on many small-scale, mostly very high-quality projects: apart from loft conversions and renovation projects, most of the construction projects here are smaller in scale such as *Am Bergblick* on Donau-

wartesteig, Rebenblick at Neustift am Walde, and *Der Goldene Storch* on Iglaseegasse. There are also plans to demolish the vacant telephone exchange on the Grinzing Straße 107 plot, and construct a residential building in its place.

Heiligenstadt is less exclusive, but it does have excellent public transport connections. This part of the district features public and association housing. This is the location of Karl-Marx-Hof, which is not only the longest continuous residential building in the world at 1,050 metres, but is also symbolic of Vienna's public housing. The area around Heiligenstadt is also in transition. This includes the Muthgasse quarter, the site of an emerging urban climate-friendly commercial estate with residential quality. Recent years have seen around three hundred companies settle here; more projects to provide space for living, working, and learning are planned for the near future.

The educational infrastructure in the district is also undergoing further development with the existing elementary school at Grinzing Straße 88 to be enlarged and expanded into a school with day care. The aim of this project is to improve the district's coverage of social infrastructure requirements.



FACTS

Demography

Residents	75,517
Main residences	38,242
Persons/household	2.00
Moved in	+ 5,409
Moved out	- 3,105
Migration balance	+ 2,304

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

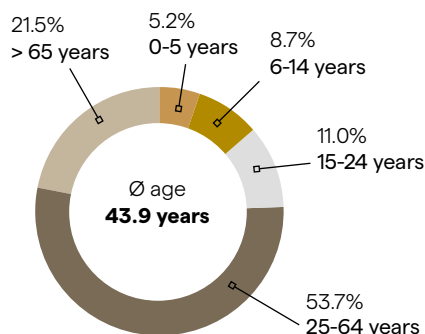
Vienna	34.2%
Döbling	29.4%

Average income (net)

Vienna	€ 26,005
Döbling	€ 31,243

Average age

Vienna	41.0
Döbling	43.9



Housing prices

Owner-occupied

First occupancy	€ 8,450 / m²
Other	€ 5,850 / m²

Rented

First occupancy	€ 15.90 / m²
Other	€ 13.40 / m²

Invest. property € 3,200 to € 6,500 / m²

381 land registry transactions for apartments in 2023 saw purchase prices total around € 212.22 million.



Large-scale urban development turning Brigittenau into the next big thing

Nestling between Donaukanal and the Danube, the Twentieth District serves as the gateway to the northwest. Brigittenau is a densely populated and lively part of the city that greatly benefits from its proximity to Vienna downtown as well as its many shops and restaurants, direct access to the water, and especially its promising urban development projects.

The Twentieth District is lively, multicultural, and densely populated. What it lacks in trendiness, it makes up for in local charm. The area around Wallensteinplatz might have its many bars, shops, and restaurants at any price range, but other areas of Brigittenau have their own unbeatable feature – their immediate proximity to the water. One side of the district borders Donaukanal, turning into a greened promenade and cycleway towards the city centre, while the other benefits from a three-kilometre waterfront overlooking the Danube.

Brigittenau's increasing popularity as a residential district together with the amount of free space available for urban development – more so than anywhere else in the city – have led to increased

construction activity in the district in past years. The Nordwestbahnhof railway station site – probably currently the most well-known development area – is increasingly taking shape. This area is under development from a goods transshipment centre into a new quarter aiming to become a climate-friendly and socially mixed residential and working area by 2035. The project entails around six and a half thousand apartments for sixteen thousand inhabitants. The *Grüne Mitte*, or Green Centre, will be constructed in the centre of the quarter. This ten-hectare open parkland-like area with footpaths and cycleways but no continuous streets is set to provide recreational opportunities and space for a variety of leisure activities.

The steadily growing interest in residential areas around the district's major traffic axis, the nearby Dresdner Straße, reflects the district's revitalisation. Locations near the U6 and U4 metro lines are also in heavy demand. Current projects include *Höchstädt. Platz* on Dresdner Straße, *Casa Blanca* on Webergasse, and *Soley* on Leystraße.



FACTS

Demography

Residents	85,690
Main residences	43,387
Persons/household	1.99
Moved in	+ 7,172
Moved out	- 4,384
Migration balance	+ 2,788

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

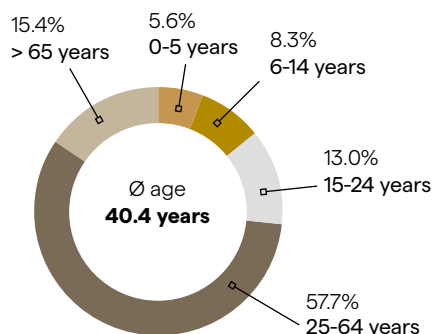
Vienna	34.2%
Brigittenau	42.4%

Average income (net)

Vienna	€ 26,005
Brigittenau	€ 21,990

Average age

Vienna	41.0
Brigittenau	40.4



Housing prices

Owner-occupied

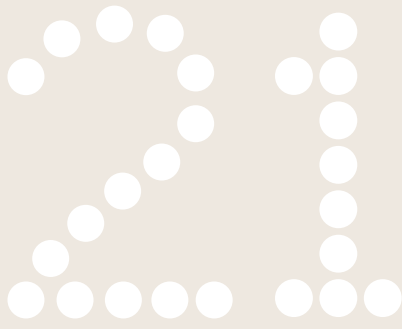
First occupancy	€ 5,250 / m²
Other	€ 3,850 / m²

Rented

First occupancy	€ 13.10 / m²
Other	€ 12.20 / m²

Invest. property € 2,000 to € 3,800 / m²

393 land registry transactions for apartments in 2023 saw purchase prices total around € 106.3 million.



Living quality in Floridsdorf



Copa Cagrana



Koloniestraße 29 / EHL

Far north in transition

Floridsdorf is an extremely diverse district with traditional wine-tavern areas such as Stammersdorf or Jedlesees contrasting with the many public housing buildings around the district centre at Floridsdorfer Spitz. The district is home to large new building areas and exciting plans for urban development as well.

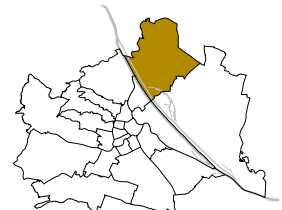
The transition taking place in the district is especially visible in the large number of new living spaces being created. Floridsdorf is particularly attractive for project developers due to its large amounts of space available for development, coming in second amongst the districts in new site development. These spaces provide a wide variety of opportunities especially for building affordable residential projects with efficient floorplans. The changes are also apparent on the housing market with Floridsdorf's increasing attractiveness as a residential area. There are many good reasons for this: some of the quarters still have a rural feel, providing peace and quiet with small-town attitude to life, and nearby Donauinsel island on the Danube provides an ideal place for leisure; on the other hand, it takes no more than thirty minutes or so to reach downtown thanks to the excellent public transport connections.

Current projects include *Hirschfeld* on Gerasdorfer Straße, *Goldene Zeiten* on Herrenholzgasse, and *Living Point 21* in Hutterplatz.

Urban developments such as the first plus-energy district in Austria to emerge at Pilzgasse 33 also reflect this transformation. The aim is to combine residential development with compatible commercial space. Energy optimisation will also be in focus towards enabling the district to produce more energy than it consumes. A new building for the City of Vienna's existing training college for kindergarten teachers on Freytaggasse is planned at its present location between Patrizigasse and Schloßhofer Straße. Construction is also underway for a cycle highway to ensure a continuous high-quality cycle connection from the Old Danube to Lower Austria.

Moreover, Floridsdorf has increased numbers of renovation and modernisation projects such as the Werndl gasse estate to be renovated and adequately extended. Moderate densification is planned for the area together with a new day-care centre.

1210 wien – floridsdorf



FACTS

Demography

Residents	183,895
Main residences	86,360
Persons/household	2.13
Moved in	+ 7,619
Moved out	- 5,664
Migration balance	+ 1,955

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

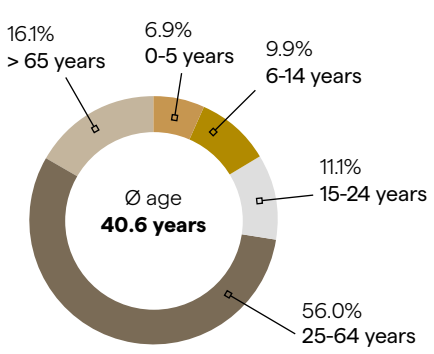
Vienna	34.2%
Floridsdorf	29.8%

Average income (net)

Vienna	€ 26,005
Floridsdorf	€ 25,352

Average age

Vienna	41.0
Floridsdorf	40.6



Housing prices

Owner-occupied	
First occupancy	€ 5,300 / m ²
Other	€ 3,700 / m ²

Rented	
First occupancy	€ 12.80 / m ²
Other	€ 11.70 / m ²

Invest. property € 1,800 to € 2,400 / m²

778 land registry transactions for apartments in 2023 saw purchase prices total around € 205 million.



City meets country



Gänsehäufel



Erzherzog-Karl-Straße 134a /

EHL

A district of contrasts

Donaustadt is Vienna's largest district by area; like the other outlying districts, Donaustadt features a range of stark contrasts. The district has wide fields and undeveloped areas left to nature as well as smaller isolated settlements contrasting with an urban feel with large residential complexes.

Anyone taking a walk through Donaustadt will inevitably notice the abundance of construction activity with new housing estates springing up like mushrooms over the past few years. The Twenty-Second District has a lot of urban development underway due to the many development opportunities from the plentiful available space in the district, and the real estate and property developers eager to use that space. This includes Schrödingerplatz with plans to demolish the existing office building and restructure the urban space. This project centres on a large new library, a youth centre, and a new event hall. There are also additional plans for cultural and social centres. The project is located directly on the main cycle path network, which is currently under expansion so as to create an ideal cycle route from the Kagran neighbourhood to the city centre.

Another new residential area is under development on the area between Attemsgasse and the park at Schrickgasse. The Schrickgasse park enlargement will create a green corridor from Kirschblütenpark to the park at Schrickgasse. The project also entails closing gaps in the pedestrian and cycle path network.

Am Heidjöchl is another development area with small-scale residential developments on Hausfeldstraße and along Pfalzgasse and Mayredergasse to the northeast bordering the development area. The area is currently served by the S-Bahn regional railway service and U-Bahn metro service, and will be made accessible by the Stadtstraße Aspern through-road in the future as well. The quarter will provide living space for around eleven thousand inhabitants.

The Twenty-Second District also benefits from a lot of green space despite the busy construction activity, and is therefore a popular place to go for a day out or to live for good reason. There are spacious recreation areas practically on the doorstep with almost 64 percent of the district being taken up by green space and its unbeatable access to the water. Freely accessible bathing spots on the Old Danube, many outdoor swimming pools, and idyllic walking paths provide plenty of space for leisure and relaxation in nature.

Home seekers in Donaustadt will have plenty to choose from thanks to a wide selection of residential housing opportunities. The many new projects include *Platzhyrsch* on Hirschstettner Straße, *Großes Glück* on Groß-Enzersdorfer Straße, *Das Arakawa* at Arakawastraße 3, *Bel Atrium* on Klenaugasse, and *Alf 52* at Am Langen Felde 52.

1220 wien – donaustadt

63



FACTS

Demography

Residents	212,658
Main residences	97,533
Persons/household	2.19
Moved in	+ 9,571
Moved out	- 6,536
Migration balance	+ 3,035

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

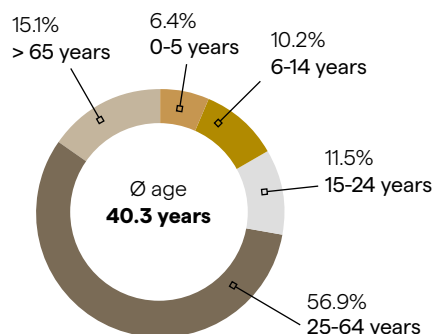
Vienna	34.2%
Donaustadt	26.1%

Average income (net)

Vienna	€ 26,005
Donaustadt	€ 27,809

Average age

Vienna	41.0
Donaustadt	40.3



Housing prices

Owner-occupied

First occupancy	€ 5,150 / m²
Other	€ 3,650 / m²

Rented

First occupancy	€ 12.60 / m²
Other	€ 11.60 / m²

Invest. property € 1,700 to € 2,600 / m²

1,030 land registry transactions for apartments in 2023 saw purchase prices total around € 395.01 million.



City life meets village charm

Wotrubakirche

RIVUS VIVERE
Breitenfurter Straße 225-233 /
BUWOG

Abundant development in the south

Liesing has many faces. Apart from the numerous usable development areas for new living space and almost village-like areas, the green villa areas are also typical of Vienna's Twenty-Third District.

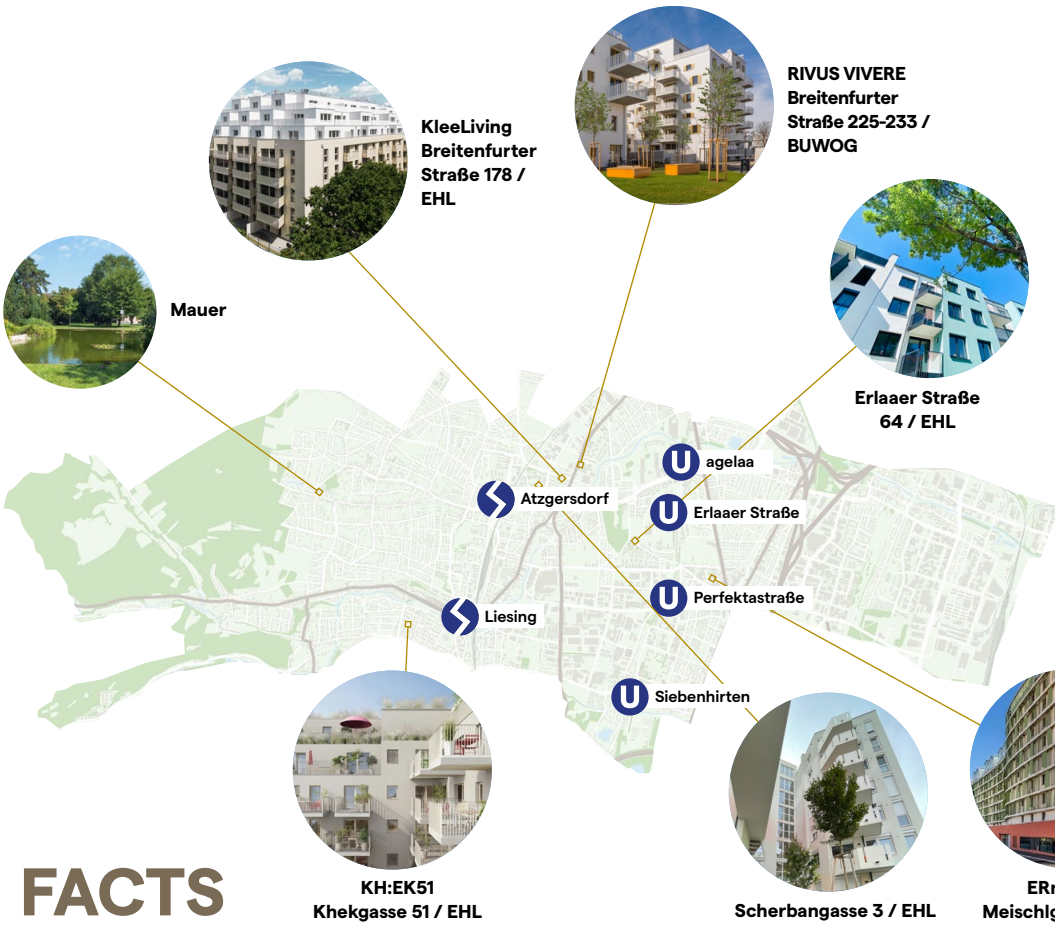
Liesing shows major variation in its general aesthetic in the individual quarters. The large residential complexes in Siebenhirten and Erlaa, especially the well-known listed buildings of the Alt-Erlaa residential complex, contrast with the many single-family houses and villas in the idyllic wine-tavern neighbourhoods of Mauer, Rodaun, and Kalksburg.

Liesing ranks third in Vienna for new site development. Recent years have seen many new neighbourhoods and residential projects emerge with old commercial areas in particular becoming well established as new residential areas. The major RIVUS project on the site of the former Unilever factory between Liesingbach and Breitenfurter Straße is one such example. Completed in 2023, RIVUS VIVERE was the final part of the residential quarter with around 850 residential units, commercial space, educational institutions, and local shops and services.

The district's attractiveness also benefits from ongoing urban development as shown in the revitalisation project around Vösendorf and Siebenhirten. Part of a pilot project includes a revision of urban planning beyond the city and state borders. The aim is to turn the area into a model region for local cooperation in extension to the STEP 2025 urban development plan and the Mödling district regional master plan. The district also benefits from excellent transport connections with the U-Bahn metro and S-Bahn regional railway services as well as the motorway providing ideal accessibility. Cyclists in particular will benefit from further expansion to the cycle path along the river Liesingbach. The remaining 9.2-kilometre stretch of Liesingbach will be gradually returned to nature, and the cycle path along the river significantly improved stage by stage. Two bicycle underpasses are planned that will lead the cycle path directly along the water, away from car traffic.

Many new projects will be addressing the ongoing heavy demand for living space in the district. Home seekers will find what they are looking for here – *Liesing Gardens* on Draschestraße, *Loos23* on Loosgasse, *Living in '23* on Hungereckstraße, and *Green Living Erlaa* on Erlaaer Straße.

1230 wien – liesing



FACTS

Demography

Residents	117,882
Main residences	54,936
Persons/household	2.15
Moved in	+ 4,306
Moved out	- 3,641
Migration balance	+ 665

Sinus-Milieus®

Upper class	
Traditional milieus	
Central milieus	
Modern lower class	

Foreign nationals

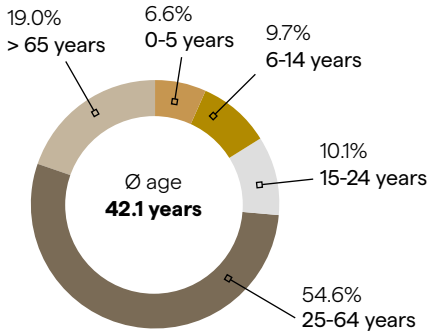
Vienna	34.2%
Liesing	24.8%

Average income (net)

Vienna	€ 26,005
Liesing	€ 28,402

Average age

Vienna	41.0
Liesing	42.1



Housing prices

Owner-occupied

First occupancy	€ 5,650 / m²
Other	€ 4,000 / m²

Rented

First occupancy	€ 13.20 / m²
Other	€ 12.10 / m²

Invest. property € 2,000 to € 3,300 / m²

519 land registry transactions for apartments in 2023 saw purchase prices total around € 163.35 million.

ehl / wildgarten,
development sites 11 + 20

A living paradise close to nature

Lore-Kutschera-Weg 11, 1120 Wien





Vienna's first residential area in a wild garden – Wildgarten

This pioneering real estate project combines living close to nature while retaining all the benefits of city living on around eleven hectares, creating an exclusive combination of perfect apartment floor plans and an idyllic, quiet location. The project has earned an international urban development award. The project at Rosenhügel hill on the edge of the Vienna Woods has both urban and rural qualities, and is located just half an hour from Vienna downtown.

A total of nine stylish houses has been built on sites 11 and 20. Seven of these houses extend over two to four floors creating a feeling of comfort and spaciousness. The other two eight-floor houses rise majestically into the sky for a breathtaking view over the green tops of WILDGARTEN. All 104 apartments are ready to move into; they come in various sizes from compact units for singles and couples starting at 36 square metres to generously sized family apartments at up to 105 square metres, all equipped with outdoor spaces.

Sustainability is a core value in the WILDGARTEN project with state-of-the-art energy-saving measures, resource-saving construction, and environmentally friendly technologies as a given. A welcoming communal garden is the indisputable highlight, a place for residents to find peace and relaxation as well as social interaction.

Services catering to the daily needs of the residents as well as social infrastructure such as local supplies, two day-care centres, and restaurants will be constructed right on the site.

buwog / DECK ZEHN



A place to live right in the beating heart of Vienna

A new local harbour in the middle of Vienna. Relaxing and vibrant, sustainable and attractive, communal and individual, DECK ZEHN has 229 owner-occupied apartments for every phase of life at Laxenburger Straße 2D.

A whole new way of living is emerging at the centre of one of the most diverse residential districts in Vienna. This residential project offers extraordinary characteristics such as common facilities for co-working, exercise, and relaxation, a sun deck for relaxing, green roof terraces with urban gardening, and a sauna for extra well-being.

The project includes a wide range of apartment types for a variety of needs ranging from studio flat to roomy duplex. The building is characterised by spacious, curved balcony fronts providing each apartment with a highly serviceable outdoor area. BUWOG places heavy demands not only on the architecture, but also on everyday qualities such as a sustainable greening concept. This project is now ready for occupancy.

deckzehn.buwog.at



Green living at the pulse of the city

Laxenburger Straße 2D, 1100 Wien

An architectural rendering of a modern, multi-story apartment building. The building features a mix of white brick and dark grey panels, with large windows and balconies. Some balconies have glass railings, while others have metal mesh. A prominent feature is a vertical garden on one of the balconies. The building is surrounded by lush greenery, including large trees in the foreground and various shrubs and plants along the base. Several people are depicted in the scene: a woman and a child walking in the foreground, a group of people walking on a path, and a family on a balcony. The sky is blue with scattered white clouds.

ehl / wohnen auf der schmelz

Urban living and creature comforts in symbiosis

Schanzstraße 44, 1150 Wien



Wohnen auf der Schmelz – living on Schmelz, where urban living and green oases meet

The attractive Wohnen auf der Schmelz residential building project is underway at Schanzstraße 44 in Vienna's Fifteenth District – a perfect location just a short walk from the U3 metro line, creating an ideal connection to Vienna downtown; the development also features efficient floor plans promising a perfect symbiosis of urban living with all the creature comforts close to the green oasis of the Schmelz.

Starting in the spring of 2024, future tenants will benefit from a total of 311 exquisitely furnished one to three-bedroom apartments at floor areas ranging between 36 and 97 square metres with a variety of floor plans, modern furnishings, and generously dimensioned gardens, balconies, terraces, and loggias as outdoor spaces. Each unit will also be equipped with its own storage compartment in the basement together with an optional underground parking space for renting in the same building.

The area around Schanzstraße 44 benefits from excellent infrastructure, and is a popular residential area for singles, couples, and families. There are many shops for everyday needs, restaurants offering culinary delights, and parks and green spaces providing space for rest and relaxation.

buwog / schöneck 13



The Schöneck 13 project provides an attractive human habitat for all those with an appreciation for both the cheerful diversity of nature and the diverse possibilities Vienna has to offer, a place for young and old to meet and socialise, and a home for families, couples, and senior citizens.

The design and the furnishings at Schöneck 13 make for a perfect spot to live and a wonderful place to call home. The sixty owner-occupied freehold apartments and five freehold maisonettes in the inner courtyard with their terraced house-like ambience and direct access to on-site underground parking facilities combine rural charm with urban lifestyle. Each apartment type has its own open space – a garden, terrace, balcony, or loggia. This makes Schöneck 13 a cross-generational human habitat in harmony with nature and the city. The construction project is now ready for occupancy.

bernreiterplatz.buwog.at

City and country in flow

Bernreiterplatz 13, 1210 Wien

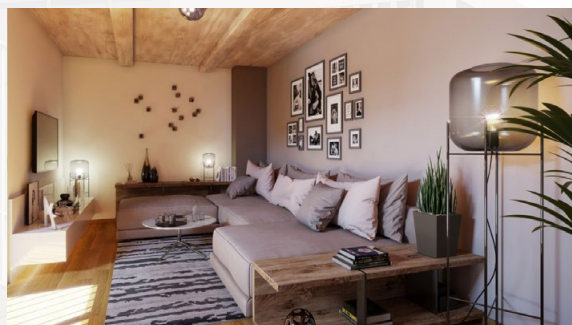


ehl / timberlaa

Sustainable quality of life in the south of Vienna

Klederinger Straße 63-65
1100 Wien





Living quietly on the green idyllic outskirts of the city with the office still within easy reach ...

That's TIMBERLAA – high quality of life, though still not far from downtown. The new building project in the southeast of Favoriten is a real insider tip for families with children and those who love nature, valuing sustainable living and leisure activities close to nature.

The residential complex's attractive architecture consisting of two wings satisfies all aesthetic and functional requirements; the solid wooden construction helps reduce greenhouse gas emissions while building the residential development, protecting the climate. The two main parts of the building benefit from eco-friendly building materials, lightweight wood construction with cellulose insulation, and bare solid wood ceilings; the development's extremely low energy requirement is mostly covered by renewable energy sources.

All thirty-eight owner-occupied apartments spread between the two wings feature airy rooms with plenty of natural sunlight for high quality of living as well as barrier-free access to private gardens, loggias, balconies, and terraces. Sustainable wooden architecture and high-quality furnishings create a harmonious connection to the surrounding nature; children's playgrounds, urban gardens, shady fruit trees, and a green path network provide a rich variety of meeting areas in the fresh air, promoting a spirit of community and neighbourliness.

buwog / rivus vivere



The new BUWOG RIVUS VIVERE project is under development with both residential and commercial space right on Breitenfurter Straße in the middle of Liesing, Vienna's Twenty-Third District.

The adjoining piazza and supermarket and an all-day elementary school that has already been built also liven up the quarter. An area with ideal development potential for trading companies, service providers, and doctors is emerging here for attracting new customer groups in a sustainable and future-oriented way.

The modern, innovative living concepts benefit from smart floorplans and attractive outdoor areas. Open floorplans combine cooking and living areas to create a modern living space.

Environmentally friendly architecture helps keep the future healthy for coming generations. This project is now ready for occupancy.

rivus.buwog.com

A location for the future

Breitenfurter Straße 225 - 233
1230 Wien



closing words



We shall continue to shape the market while taking the individual needs of home seekers into account in the most effective way possible.

As we do at the end of each issue of the Residential Market Report, we at BUWOG and EHL Immobilien would like to finish this report by taking a brief look at what to expect on the Viennese housing market in 2024.

We are living in a world of maybes, as the past few years have shown how much unforeseeable events and developments can throw a curveball at many industries and society as a whole.

In all our optimism, we still have to keep it real: the year 2024 will be another mixed year for the real estate business. It is still true that those who made good use of the past year to revise and optimise their processes, projects, and strategies have secured themselves a lead.

There will be far fewer completions in 2024 than in previous years, but we will still see a transformation on the Viennese housing market, especially in adapting new building projects to changing living habits and requirements for residential properties – particularly in

terms of sustainability. Many developers have already taken the opportunity to increase their level of planning to include considerations and inspirations for the circular economy, amongst other things.

Assuming an improvement in the (political) situation on the Viennese housing market this year, we look forward to seeing new construction activity picking up again with gradually increasing volume towards more effective coverage of the extremely high demand for new – and especially affordable – housing.

We remain cautiously optimistic for 2024 as we continue to shape the market while taking the individual needs of home seekers into account in the most effective way possible. On the whole, all the signs point to expected interest rate stability stimulating the real estate business and the Vienna housing market. We see every reason to be excited at how 2024 will actually turn out for us to prove that we are up to all the challenges it brings.

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 all 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.

imprint

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Errors exempted.

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

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