



Facts & Figures

Living + Working

aspern Seestadt is one of Europe's **largest urban development projects**. Begun in 2010 on the basis of the master plan approved in 2007, it has since been developed into a new, multifunctional urban centre combining high-quality sustainable housing – flats for sale and let, serviced apartments, student accommodation, etc. – with innovative, future-proof office space, premises for manufacturing enterprises & service providers and science, research and educational facilities, rounded off by a comprehensive urban infrastructure. A smart city with a heart, designed to accommodate the whole spectrum of life, with links to the rail stations, airports and centres of the twin cities of Vienna and Bratislava. Planned as a new regional centre for the Donaustadt district in north-eastern Vienna, **aspern Seestadt** has a development horizon of approx. 25 years, with full utilisation planned for 2032. More than a third of the project has already been realised.



KEY FIGURES

- + Total site area of **240** hectares
- + **50%** of the site is reserved for high-quality public open spaces
- + More than **25,000** residents
- + Space for over **20,000** workplaces and training placements
- + Over **11,500** high-quality housing units
- + Total investments amount to approx. **6bn** euros
- + New buildings with a planned total gross floor space of over **2.6m** m²





FASCINATING FACTS

- + As of July 2024, **more than 12,000 people** were registered as residents at Seestadt.
- + Some **5,000 housing units** have already been built, around 1,000 are currently planned.
- + With its **five-hectare lake**, Seestadt already boasts some **19.5 ha of outdoor recreational space** (parks and lake combined).
- + Seestadt is now home to **approx. 550 enterprises**, with more constantly moving in.
- + Some **5,000 people** now work at Seestadt.



Lakeside Crescent Quarter

- First mixed-use **residential, business and commercial** quarter to the north of the lake
- First neighbourhood-wide rollout of the "**Sponge City**" rainwater management system (see p.10)
- Home of the Elinor Ostrom Park, Gewerbehof Seestadt, the second school campus, the public library, the youth centre and the VHS Kulturgarage events venue, among others

Lakeside Park Quarter

- **Office quarter** in the southern part of Seestadt
- **Restaurants, bars, cafés and shops** in the pedestrian zone
- **Attractive office premises**, privately financed apartments, a hotel and fitness facilities

Production + Innovation

- **Industrial zone** to the south and south-west of the lake
- **Diverse mix of company premises**: from the ice-cream production facility and the ARIANA events venue to flagship enterprises such as HOERBIGER, wienwork, etc.

Pioneer Quarter

- The **first Seestadt neighbourhood** to be completed.
- Here you'll find the **shopping boulevard**, Seestadt's first **school campus** and the **federal secondary school** on **Hannah-Arendt-Platz**, together with the park of the same name.

Lakeside Terraces Quarter (shaded)

- **Landmark high-rises** with stunning apartments along the Seestadt Promenade, a waterfront promenade with eateries and space for strolling
- Part of the **Co-Creative Mile** – a shopping and leisure zone that will extend from Aspern Nord station down to Zaha-Hadid-Platz
- Building plots **G11, H1 and H5** are currently at the planning stage, with approx. 89,000 m² GFS incorporating about 1,000 housing and commercial units.





Business + Production

The location with much more to offer



Seestadt Technology Centre

As a hub for Industry 4.0, R&D and tech-based companies, the **two buildings of Vienna Business Agency's Seestadt Technology Centre** currently offer almost 13,000 m² of floor space. Tenants include the European Institute of Technology (EIT), TU Vienna's pilot factory for Industry 4.0, the "Digital Factory" of Kapsch BusinessCom, the University of Sustainability and numerous innovative start-ups, such as nagene. The **third part of the Technology Centre**, scheduled for completion in **autumn 2024**, will offer 4,900 m² of additional production and office space.



HoHo Wien

With **24 storeys rising to a height of 84 metres**, HoHo Wien is one of the world's **tallest hybrid timber high-rises**, with **75% of the structure made from wood**. The timber is Austrian-grown spruce, which in the forest would have a grow-back time of 75 minutes. HoHo Wien consists of three high-rise towers. The in-house garage comprises 54 parking spaces, some of which are used by one of the tenants, the Dormero Hotel. Other tenants include the Gate9 Health Club, office-as-a-service provider andys.cc or wienwork. In November 2023, tech2people opened its new robotic neurotherapy centre on the premises.



DID YOU KNOW...

that Seestadt offers **premises and facilities** that tick all the boxes for **modern modes of working** – be it **starter premises, micro-offices, combined home & workspace solutions** or **large-scale office suites**. **Lakefirst** in the Seeparq and **andys.cc** at HoHo Wien are just two of the providers offering modern, multifunctional, sustainable **co-working spaces, meeting rooms** and other **tailor-made facilities**.





Business + Production

The location with much more to offer



Gewerbehof Seestadt

Completed in late 2022, the 7,500 m² "Gewerbehof" is a smart new location for crafts, manufacturing and associated services.



GOOD TO KNOW

The covered loading bay of the Gewerbehof is spacious enough that even articulated lorries can drive through without having to turn round. The building's robust construction with heavy-duty ceilings and lifts means that production can be carried out on all levels.

What's next?



ROBIN

The **most sustainable workspace in the city** is currently taking shape at the **ROBIN complex**. The three separate buildings offer maximum room comfort with minimal energy requirements, maintaining a constant, pleasant room temperature of 22-26 degrees without heating and with a self-sufficient cooling system. The Schloss Seeburg private university will be moving into its new premises in the first building in 2024.



Gesundheitszentrum

The new **NOA22 Health Centre** to be housed in two sustainable six-storey buildings under construction on Simone-de-Beauvoir-Platz will provide **approx. 10,000 m² of well-designed space** for medical services and procedures. The complex is due for completion by the end of 2024.



Start-up + Global player

The anchor businesses at Seestadt



“Foodmakers´ Quarter”

The “Manifattura del Gelato” of the **Molin-Pradel ice-cream manufacturers** from Schwedenplatz and the “**Kasnudl Stadtküche**” are the anchor businesses for Seestadt as an exciting new centre for innovative food producers (“Foodmakers’ Quarter”).

Biotech and pharma hotspot

Biotech company **BIOMAY** moved into its new headquarters at Seestadt in January 2022, increasing its production capacity tenfold. With **global pharmaceutical concern TAKEDA** and start-up **nagene** also taking the decision to open premises here, Seestadt is once again proving its credentials as a biotech and pharma hub.



Wien Work

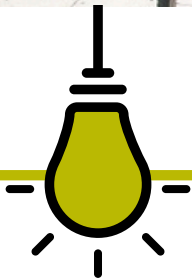
Since 2017, the social enterprise **Wien Work** has been creating and arranging jobs and training placements for people who are disadvantaged in the labour market. Its operations at Seestadt comprise seven business areas and numerous projects. The company currently employs 750 people, 180 of whom are apprentices in inclusive vocational training.



HOERBIGER

International technology group **HOERBIGER Holding AG** has established its regional headquarters at Seestadt in 2016, with over 500 workplaces on a gross floor area of 24,000 m².





MODAL SPLIT-ZIEL

Seestadt is already close to reaching its **modal split target**, even before full completion of the public transport network:

- + 46,6% cycling and walking
- + 31,7% public transport
- + 21,7% private motorised transport

Thanks to the excellent transport infrastructure, private car ownership at Seestadt is especially low, with **242 cars per 1,000 residents**.



For detailed info, see:
www.mobillab.wien/storymaps

Bike hire systems + Car-sharing

The **SeestadtFLOTTE** is Seestadt's very own local bike hire scheme. E-bikes, eight-speed conventional bikes and cargo bikes are all available at various hire points throughout the development. The SeestadtFLOTTE is the first automatic bike hire system worldwide to offer electric cargo bikes for hire. Alternatively, the Seestadt Neighbourhood Management Office also keeps three bikes that can be borrowed free of charge. In addition, several **car-sharing providers** also have vehicles available at Seestadt.

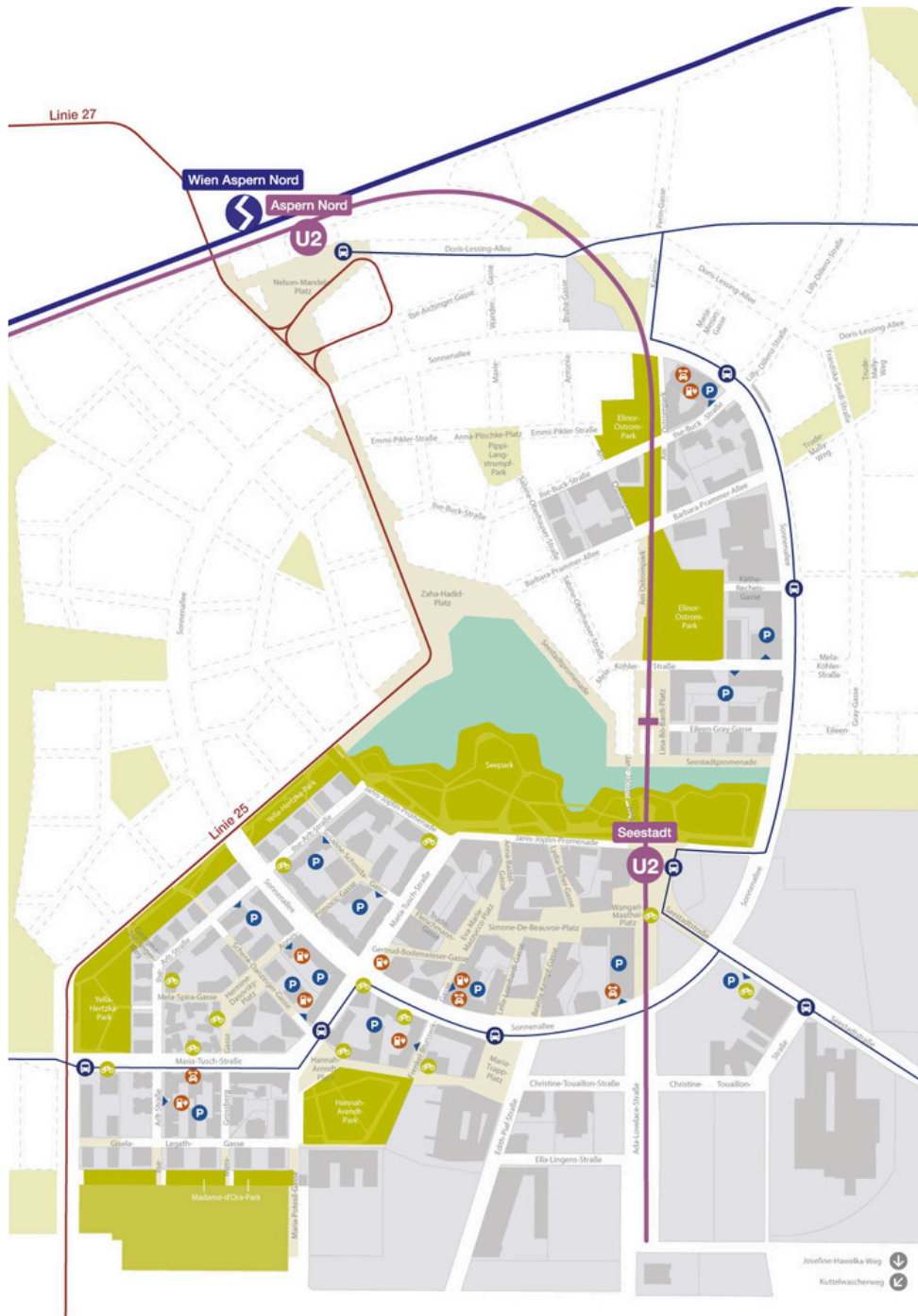


Cars + communal parking

Parking at Seestadt is in indoor **communal car parks**, where you'll also find a total of 73 charging stations for e-vehicles. All member businesses on the Maria-Tusch-Straße shopping boulevard hand out parking vouchers to customers who shop or consume food/drinks on their premises. Short-term parking and loading zones are provided in various locations for drivers making brief stops, and there are several designated disabled parking spaces.

Public transport

Thanks to the **U2 metro link with two stations**, the **"Aspern Nord" interchange** with access to local/regional rail services, **eight bus lines** and **two tram lines in the pipeline**, the heart of Vienna and several key transport hubs can be reached in just 20 to 30 minutes. The new tram line 27 will serve Aspern Nord station from autumn 2025, with line 25 due to arrive at Seestadt a few years later.



Learning + Experiencing

Educational and cultural facilities



With two City of Vienna school campuses, a federal secondary school, numerous nurseries and kindergartens, **two private universities** and an adult education centre, Seestadt offers **educational facilities for all age groups**. A **third school campus** and a **vocational college** with capacity for approx. 7,500 pupils per year are also in the pipeline.

The "**Kulturgarage**", a cultural centre and events venue in the basement of a multi-storey car park in the Lakeside Crescent Quarter, offers space for more than 450 people. At the "**Seestadt Studios**", visual and performing artists find spacious facilities consisting of a main hall, two studios and three co-working spaces.



The award-winning **ARIANA** events hall ("BIG See Architecture Award") is the **most state-of-the-art events venue** in Vienna, with 1,125 m² of space for indoor events and a generous outdoor space for up to 830 people.





Shopping + Enjoyment

aspersn Shopping



The first two phases of the **centrally managed shopping boulevard**, with around 8,000 m² of shopping and F&B space, have already been realised by **aspersn** Seestadt Einkaufsstraßen GmbH (a joint venture between Wien 3420 aspern Development AG and SES Spar European Shopping Centers). A similar amount of floor space is occupied by ground-floor retail and F&B premises built and let by individual project developers.

Since May 2023, the **Mazzucco Market** with stalls selling local and regional products has been attracting visitors to Eva-Maria-Mazzucco-Platz every Friday.



GOOD TO KNOW

With the **HoHo Dormero Hotel**, the **FeelGood Apartments** and the **room4rent Serviced Apartments** in the Vienna Academic Guesthouse, around 350 beds are available for overnight visitors.





FASCINATING FACTS

- +** Approx. **600,000 tonnes of material from the excavation of the lake** have been processed at the Seestadt construction logistics centre and recycled for use as building material on site.
- +** the **concrete from the dismantled airfield runways was recycled** and used to build roads and thoroughfares.
- +** **7,5 million kilometres truck journeys reduced** to and from Seestadt *(until 2024)*
- +** avoiding around **8,400 tonnes of CO₂ emissions**. *(until 2024)*

Land consumption per resident at Seestadt is just **66 m²**, compared with Vienna where the figure is currently around 127 m². In the municipalities surrounding Vienna it rises to as much as 1,000 m² and over.*

Building Quality:

In terms of building quality, Seestadt forged new paths from the outset: the mandatory standard for all new Seestadt projects was raised from an initial 750 to currently 800 out of a possible 1,000 points, based on the Total Quality Building (TQB) criteria of the Austrian Sustainable Building Council (ÖGNB). Several upcoming projects (Lili am See, Pier 05, J6) will already be subject to the new, comprehensive standard "**aspern klimafit**", focussing on sustainable reduction of the carbon footprint.



More information:
www.aspern-seestadt.at/klimafit

The team at ASCR (Aspern Smart City Research) now operate energy research test beds in five different buildings at Seestadt alone, focussing on their Smart Building, Smart Grid, Smart User and Smart ICT strands as well as a new approach in the Smart Charging field.

To optimise management of rainwater run-off and improve conditions for trees, Vienna's "**Sponge City**" dual infiltration rainwater management model (rainwater retention system irrigates trees to improve the microclimate) was installed for the first time in the Lakeside Crescent Quarter at Seestadt. In the dual infiltration system, rainwater is channelled into interlinked underground gravel beds instead of running off unused into the sewer network. The retained rainwater is then available to irrigate the trees, which are selected for their resilience and given plenty of space around their roots; they thus live much longer and form larger crowns, providing better shade than conventional street trees. When the Seestadt development is complete, almost two-thirds of the site will be equipped with this rainwater management system.



Link to video with detailed information.

SKELETTSUBSTRAT
 WASSERRÜCKHALT
 + WURZELRAUM



*Sources: Statistik Austria, UIV, Stadt Wien, Wien 3420



yesterday + tomorrow

Milestones



The forthcoming sale and development phases in the northern section of Seestadt comprise the **commercial areas east of the metro line**, initial sections of the **Lakeside Terraces Quarter** on the attractive **northern waterfront**, the **third school campus** and **residential quarters** to the west.



In the first half of 2023, work began on the **final embankment on the northern lakeshore** and on the north-east thoroughfare **Doris-Lessing-Allee**, as well as on the **turnback loop for tram line 27** at Nelson-Mandela-Platz in front of Aspern Nord station.



With the **high-rise designs** unveiled this June for the signature building plots J6 in the eastern Lakeside Park Quarter and H5 and H1 on the waterfront of the Lakeside Terraces Quarter, the Seestadt skyline is about to become even more expressive. With their striking architecture, the three ensembles "**Seestadt krokodil**", "**Pier05**" and "**LIL-Y am See**" will be eye-catching new additions to the cityscape.



The main focus will be on the expansion of commercial space, the development of further residential neighbourhoods and the shopping boulevard, which will extend from the **central transport interchange at Aspern Nord/Nelson-Mandela-Platz** through to **Zaha-Hadid-Platz** on the northern waterfront.





Would you like to learn more about asperrn Seestadt?



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