

# Living in Vienna + Working in Europe



## Key figures

- Total site area of 240 hectares
- 50% of the site is reserved for high-quality public open spaces
- 5-hectare lake
- More than 25,000 residents
- Space for over 20,000 workplaces and training placements
- New buildings with a planned total gross floor space of over 2.6m<sup>2</sup>
- Over 11,500 high-quality housing units
- Total investments amount to approx. 5bn euros

Latest update: June 2023

**aspern** Seestadt is one of **Europe's largest urban development projects**. A new, multifunctional urban centre with over 11,500 high-quality housing units (flats for sale and let, serviced apartments, student accommodation, etc.) and generous provision for office space, production facilities and service providers, science and technology, R&D and education. 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.

With currently more than 11,000 inhabitants, 500+ companies and in excess of 5,000 jobs, over a third of **aspern** Seestadt has already been realised.

Wien 3420 aspern Development AG is the agency responsible for the development of the new urban centre.

## Status Quo

As of April 2023, more than **11,000 people** were registered as residents at Seestadt.

Some **5,000 housing units** have already been built or are currently under construction.

Seestadt is now home to **approx. 500 enterprises**, with more constantly moving in.

Some **5,000 people** now work at Seestadt – not including the crews on the construction sites.



South and south-west of the lake (in **Pioneers' Quarter, Lakeside Park Quarter**, adjacent commercial zones) there's a vibrant mix of housing, offices, commercial enterprises, service providers, high-tech production facilities, R&D and educational institutions. Since Q4 2022 the 7,500 m<sup>2</sup> "**Gewerbehof**" has been a smart new location for crafts, manufacturing and associated services.

With its **five-hectare lake**, Seestadt already boasts some **18ha of outdoor recreational space** (parks and lake combined).

The **Lakeside Crescent Quarter**, the first quarter north of the lake, is now largely complete and occupied – along with the first neighbourhood-wide rollout of the "Sponge City" rainwater management system.







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.

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 first two phases of the **centrally managed shopping boulevard**, with around 8,000m<sup>2</sup> of shopping and F&B space, have already been realised by aspern 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.



The "**Kulturgarage**", a culture and event centre in the basement of a multi-storey car park in the district "Am Seebogen", 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 "**Bank Austria Studios**" also offer a comprehensive programme for young artists.

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

# The business location with much more to offer

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 13,000m<sup>2</sup> 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 **Charlotte Fresenius University** and **numerous innovative start-ups**. The **third part of the Technology Centre**, scheduled for completion in autumn 2024, will offer **4,900 m<sup>2</sup> of additional production and office space**.

The social enterprise **Wien Work** creates and arranges 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.

International technology group **HOERBIGER Holding AG** has established its regional headquarters at Seestadt, with over 500 workplaces on a gross floor area of 24,000 m<sup>2</sup>.

The most sustainable workspace in the city is taking shape at the **ROBIN** complex. The three separate buildings offer maximum room comfort with minimal energy requirements – they keep a constant, pleasant room temperature of 22-26 degrees without heating and with a self-sufficient cooling system.

The **Lakefirst** in Seeparq and **andys.cc** in the Hoho Tower offer modern, multifunctional and sustainable co-working spaces, meeting rooms and other individual facilities for all requirements.

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").

The award-winning **ARIANA events hall** ("BIG See Architecture Award") is the **most state-of-the-art events venue in Vienna**, with 1,125m<sup>2</sup> of space for indoor events and a generous outdoor space for up to 830 people.

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



Autumn 2021: Biotech firm **HOOKIPA** and a **global pharmaceutical company** decide to set up operations at asperm Seestadt.

2022: Completion of the **HQ of biotech company BIOMAY**, which is increasing its production capacity tenfold in new premises at Seestadt.



## Careful use of resources + climate resilience



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

- 40% cycling and walking
- 40% public transport
- 20% private motorised transport

Thanks to the excellent transport infrastructure, private car ownership at Seestadt is especially low, with **255 cars per 1,000 residents**.

For detailed info, see:  
[www.mobillab.wien/storymaps/en](http://www.mobillab.wien/storymaps/en)

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 "**asperm klimafit**", focussing on sustainable reduction of the carbon footprint.

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**.

To date: **280,000 lorry trips** to and from Seestadt saved, thus avoiding around **6,000 tonnes of CO2 emissions**.

In the Lakeside Crescent Quarter, Vienna's "**Sponge City**" dual infiltration rainwater management model (rainwater retention system irrigates trees to improve the microclimate) is being upscaled to an entire neighbourhood for the first time. When the Seestadt development is complete, almost **two-thirds of the site will be equipped with this rainwater management system**.

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.



## Further developments



The forthcoming sale and development phases in the northern section of Seestadt include 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**.

The subsequent 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 Square through to Zaha Hadid Square on the northern waterfront.





## Milestones 2023

Q1  
-  
Q2

Work commences on the final edge of the northern lakeshore and the north-eastern link road Doris-Lessing-Allee, as well as on the line 27 tram loop on Nelson-Mandela-Platz at Aspern Nord station.

Final decision re. location of new ÖFB training centre and offices

Presentation of the winners of the "skyscraper architectural competitions" for plots H1, H5 and J6



# Would you like to learn more about aspern Seestadt?

**For further information, visit:**

[www.aspern-seestadt.at](http://www.aspern-seestadt.at)

[www.issuu.com/asperndieseestadtwiens/stacks](http://www.issuu.com/asperndieseestadtwiens/stacks)

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