

Living in Vienna + Working in Europe



Project Goals

- 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 positions
- New buildings with a planned total gross floor space of over 2.6m m²
- Over 11,500 high-quality housing units
- Total investments amount to approx. 5bn euros

Latest update: September 2022

aspersn 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 9,400 inhabitants, 300+ companies and in excess of 4,000 jobs, over a third of Seestadt has already been realised.

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

Status Quo

As of 1 July 2022, around **9,400 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. **300 enterprises**, with more constantly moving in.

Some **4,000 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.

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

From Q4 2022 the 7,500 m²-commercial estate "Gewerbehof" will be a smart new location for crafts, manufacturing and production-related service operations.

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, a private university 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 7,000m² 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.



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

February 2022: Opening of the **Kulturgarage** cultural and events venue with space for 450 people on the ground floor of a multi-storey car park in the Lakeside Crescent Quarter.

The business location with much more to offer

2012+2019: Opening of buildings tz1 and tz2 of Vienna Business Agency's **Seestadt Technology Centre**, with some 13,000 m² combined floor space. With its focus on **Industry 4.0, R&D and technology-led enterprises**, the Technology Center has attracted tenants such as the European Institute of Technology (EIT), the TU Vienna **Industry 4.0 pilot plant**, the Atos Industry 4.0 competence centre, the "**Digital Factory**" facility of **Kapsch Business Com** and numerous **innovative start-ups**.



Since 2015/2016: Eight divisions of integrative social enterprise **Wien Work** have moved under one roof in a new facility at Seestadt employing around **700** people, including **170** apprentices.

June 2016: Regional headquarters of international technology group **HOERBIGER Holding AG** opens at Seestadt, with over 500 workplaces on 24,000 m² gross floor area.

Spring 2019: Completion of the **production facility for Molin-Pradel ice-cream manufacturers**, the anchor business for Seestadt as an exciting new centre for innovative food producers ("Foodmakers' Quarter").

March 2022: Opening of the **ARIANA hall**, Vienna's most cutting-edge indoor events venue, with 1,125m² of floor space and capacity for up to 830 people.



Autumn 2021:
Groundbreaking ceremony for the new production site of biotech company **HOOKIPA** at Seestadt, acquisition of building plot by **TAKEDA**

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

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, extensive standard "**aspern klimafit**", reducing CO₂-footprints.

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 2022

Q1

Completion of the ongoing **bidding & allocation process** for the building plots Pier 01 + Pier 05 (aspersn Waterfront, Lakeside Terraces) and B4 ("aspersn Manufactory").

Link to press release: bit.ly/aspersn-seestadt_veraeusserungsverfahren

Q2

Completion of the **design competitions for the public outdoor spaces** "Red Chord North" + "Green Chord North".

Link to public tenders: bit.ly/aspersn-seestadt_ausschreibungen

Q3-

Publication of several tenders for lots J6, H1 ("Lili am See") and H5 ("Pier 05")

International building exhibition **IBA_Wien 2022** featuring "Lakeside Crescent Quarter" www.iba-wien.at/en

Q4

Completion of **commercial estate "Gewerbefhof"** in Lakeside Crescent Quarter



Would you like to learn more about **aspern** Seestadt?

For further information, visit:

www.aspern-seestadt.at/en

www.aspern-seestadt.at/workflow2021

www.aspern-seestadt.at/stadtteilplan

www.aspern-seestadt.at/en/info_centre/seestadtcam

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