

# SÜBA

Wohnen. Werte. Wohlbefinden.





**> 35**  
current projects

**> 39**  
years of experience

**> 300**  
projects developed and realized

**> 400,000 m<sup>2</sup>**  
usable floor space

**> 5,000**  
new apartments

**> € 1.5 billion**  
total volume

**1**  
common goal

SÜBA

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# Sustainability Concept of SÜBA

# Living. Values. Wellbeing.

With over 39 years of success in the property market, SÜBA is one of the most established and enduring property developers in Austria. Our core business comprises services in the areas of planning, construction and sales of owner-occupied apartments in inner city locations and green areas. The construction projects in sought-after locations are distinguished by their high quality construction and attractive architecture.

For many years, SÜBA has also built properties for prestigious investors, such as investment apartments that are ideal for renting due to their optimal floor plans and excellent infrastructure, making them a reliable financial investment. Construction is carried out by renowned construction firms.

Hallmann Holding International Investment GmbH  
([www.hallmannholding.at](http://www.hallmannholding.at)) is SÜBA AG's individual shareholder.



**We assume responsibility for the current  
as well as future generations.**

All current and future projects of SÜBA will feature systems that use renewable energy. The objective is to entirely forgo the use of fossil fuels.

## Sustainability Concept

SÜBA has been at the forefront of using renewable energies in its projects and has set itself **the goal of being fossil-fuel free in current and future projects.**

This is achieved by establishing alternative energy systems including groundwater and geothermal probes in connection with heat pump systems. Concrete core activation systems turn ceilings into storage mediums to give off heat in the winter and cool in the summer. This results in low energy requirements, high levels of comfort, and pleasant radiant heat in all apartments.

New technologies make it possible to control temperatures in SÜBA residential complexes using the least amount of energy. These resource-saving measures not only reduce general energy requirements and thus contribute to climate protection but are also reflected in the long term in the comparatively low-operating costs for users.





# Using Renewable Energy



## Sustainability and construction

A sustainable building does not only mean the efficient and sustainable use of energy in buildings. Decreasing the consumption of resources and using recyclable resources also play a major role.

**That is why all new SÜBA buildings are certified according to klimaaktiv, the climate initiative of the Federal Ministry for Sustainability and Tourism.**

The criteria include not only high-energy efficiency and use of renewable energy sources but also quality of infrastructure, use of ecological building materials, and achievement of thermal comfort. In coordination with construction companies commissioned by SÜBA, it is guaranteed that resource-saving building materials are used, creating high-quality and long-term usable living spaces for our customers.

In addition to our strategy of sustainability with new projects, SÜBA is re-examining the potential energy savings of its existing properties, their renovation and reconstruction, and further construction. Simply by using existing structures, the energy and resource consumption of building materials used can be lowered. In addition, the revitalisation of existing buildings not only contributes to the inner-city densification and connected space savings but also makes a significant contribution to the preservation of the local building culture.

# Advantages for users

The outstanding characteristics of our buildings in terms of energy efficiency, ecological quality, comfort, and quality of execution are also reflected in the significantly lower operating and life-cycle costs.

With a consistent temperature ranging from 20°C to 25°C throughout the year, sustainable energy systems such as concrete core activation need less energy at certain times. **There is less energy consumption and therefore enormous savings potential compared to conventional systems.**

The concrete core activation system is cost-effective and represents an environmentally friendly alternative to air conditioning systems. In all apartments, efficient cooling performance is achieved by means of integrated ceiling cooling and low-energy consumption. **This reduction in energy consumption can save costs without sacrificing comfort.**

Another advantage is the comfortable radiant heat that is given off when using the ceiling temperature control ensuring a pleasant, natural indoor climate.

‘This system is cost effective  
and an environmentally friendly  
alternative to air conditioning.’

BARBARA SCHETT



# The New Status Quo

## 1220 Vienna, Rosthorngasse 5

After the Oskar-Grissmann-Straße 11 and Urschenböckgasse 3 projects, the Rosthorngasse 5 construction project is the third consecutive project in which SÜBA is using renewable energies. As before, the goal is to be fossil-fuel free.

In the current project in the 22<sup>nd</sup> district of Vienna with 82 residential units, energy from groundwater is used for the first time to enable year-round heat and cold emission in the building. Using concrete core activation, water-filled pipes are installed in concrete ceilings. The high-storage potential in the concrete ceilings are used as a temperature regulator for all apartments in the system with a minimum amount of energy used.

For heating, groundwater is taken from a well system, passes through a heat pump where the heat from the groundwater is transferred, and then returned to another well system with minimal heat loss. With the help of cold groundwater, the entire building is effectively cooled in the warmer, summer months.

Electricity is used to operate the heat pumps. SÜBA strives to deliver this electricity exclusively from renewable energy including hydroelectric, wind, solar, biomass, and regional hydroelectric systems. In order to ensure the delivery of this environmentally friendly electricity, only contracts with Austrian energy service providers are signed who

demonstrate a power supply certified with the Austrian environmental label guideline UZ 46 Green Electricity.

Additionally, large-scale photovoltaic systems are installed on the roof of the projects so that the buildings themselves can also be used for sustainable energy production. The electricity is fed into the building's own heating/cooling system and, in peak summer periods, ensures complete independence from external energy suppliers. In annual operation, the in-house production results in a reduction in the external electricity supply and therefore a further decrease in operating costs for the residents.

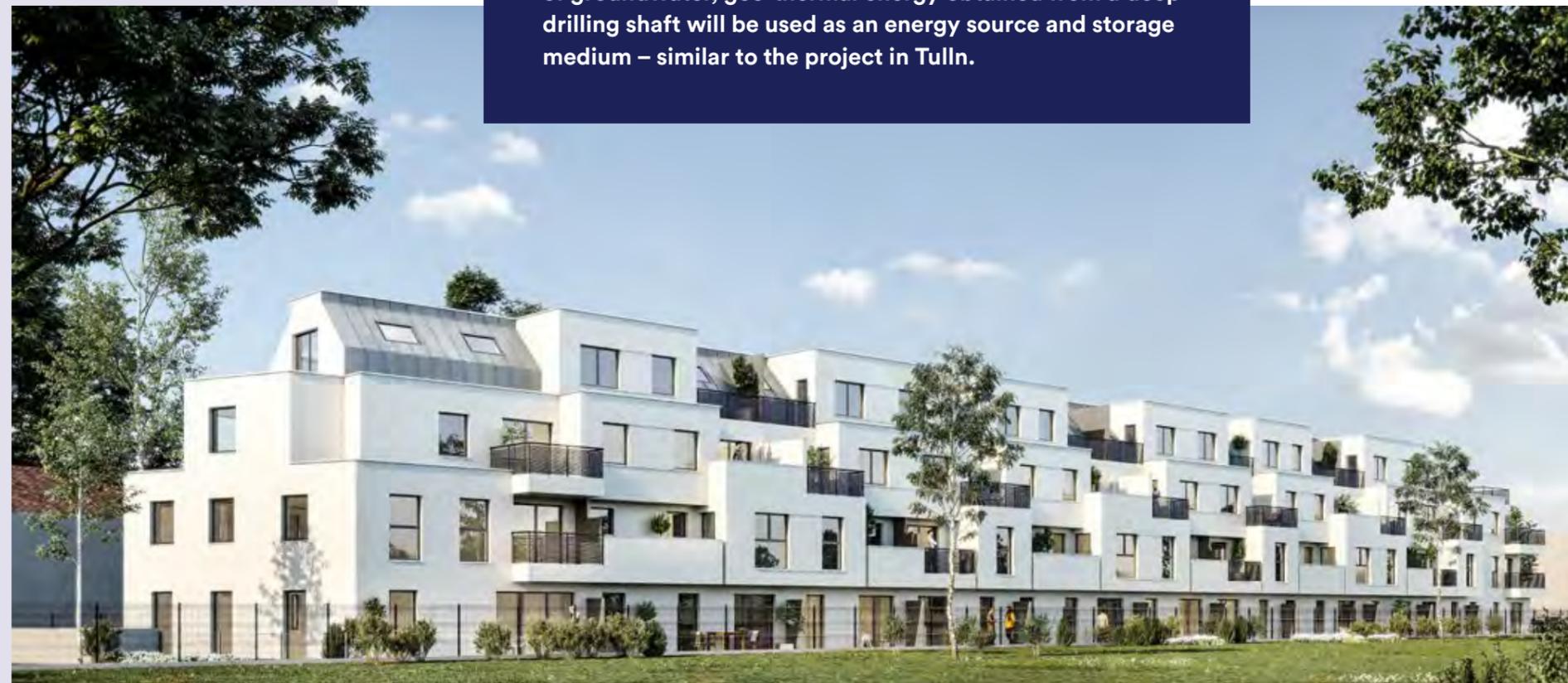
## 2000 Stockerau, centre

The planned project in the heart of Stockerau is worth mentioning. A residential complex with 168 residential units is being built on the property between Hauptstraße, Bahnhofstraße, and Austraße. It consists of six buildings. The structured arrangement of the buildings fits perfectly into the ensemble of the city centre and the entire property is kept free of motorised traffic.

The buildings are to be constructed using a hybrid wood construction method. The load-bearing structure of the building above ground will largely consist of prefabricated wooden elements, which are reflected on the facade and in the interior.

The combination of wood and concrete is a particularly sustainable method – the use of reinforced minimised is minimized, focusing on the wood elements. As wood is a renewable natural resource without any direct fossil energy use, the energy consumption during production proves to be significantly lower than that of steel or brick. Short transport routes of wood from local forests also results in lower emissions. In addition to a healthy indoor climate and optimal humidity, the natural building material contributes to an ideal temperature regulation in both winter and summer.

**The entire residential complex is to be heated in winter and cooled in summer by component activation. Instead of groundwater, geo-thermal energy obtained from a deep drilling shaft will be used as an energy source and storage medium – similar to the project in Tulln.**





## LivingImFranks – Wiener Straße 6-8 3430 Tulln

**The current owner-occupied project LivingImFranks is also equipped with the modern surface heating system called component activation.**

Pipes are inserted into the floor ceilings during the construction phase of the building. During operation, hot/cold water flows through the pipes either adding or extracting heat from rooms. The system is therefore equally suitable for both heating and cooling the building.

In this project, the building is supplied with heat via geothermal energy. The heat required to warm the building originates from deep within the ground.

Heat is extracted from the ground via depth probes and made usable by means of a heat pump. The probes used for this are located under the building and extend to a depth of 200 m below the surface of the earth. At this depth, there is a constant temperature of around 10°C to 15°C throughout the year. The heat pump raises the temperature to a higher level in order to make geothermal energy usable for heating.

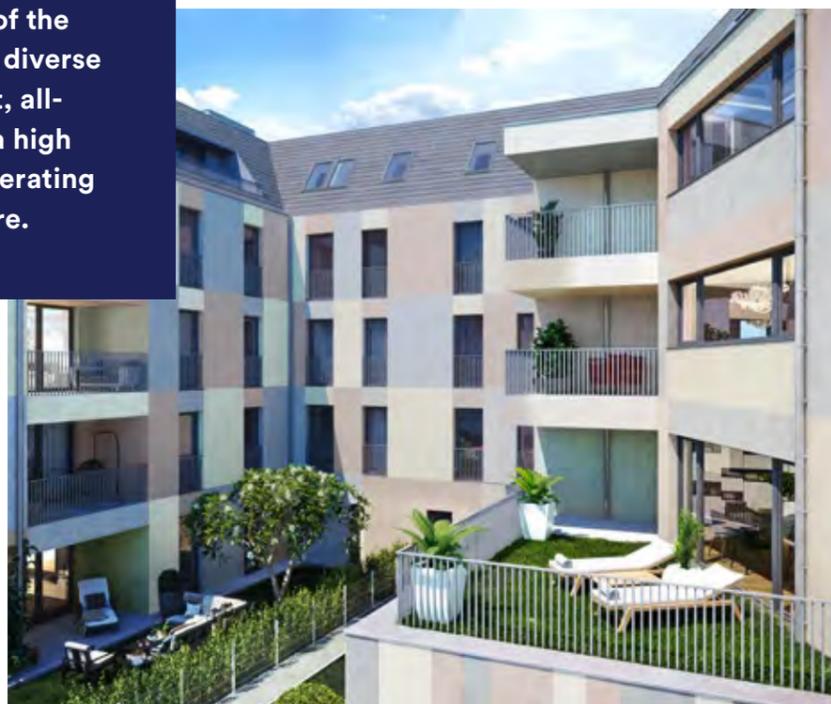
Just as heat is extracted from the depth probe field in winter, heat can also be dissipated from the building in summer and fed into the ground resulting in the cooling of the interior. Building cooling via geothermal energy is particularly energy-saving because there is no need to operate a heat pump or cooling unit.

The heat is either transferred to or extracted from the apartments via thermally activated reinforced concrete ceilings (component or concrete core activation). The unique properties of this system enable the heat pump system to operate efficiently. A gas condensing boiler is combined with the heat pump for central water heating.

Hot water is generated from cold drinking water via a freshwater station. Therefore, hot water is always available.

The energy concept is complemented by a photovoltaic system on the roof. Green, environmental energy from the public power grid is primarily used for remaining energy requirements.

**The building and energy concept of the LivingImFrank property combines diverse technologies to form an intelligent, all-encompassing system. It enables a high level of living comfort with low operating costs. A building built for the future.**



# SÜBA takes on a pioneering role in Plus Energy Districts

The first Plus Energy District in Vienna is being realised at the property at Pilzgasse 33 in the 21st district of Vienna as part of the research project **Future District 2.0** and in cooperation with the City of Vienna.

The planned district comprises around 34,000 m<sup>2</sup> GFA evenly divided between residential use and office space. The building and energy concept developed so far results in a heating requirement of 15 kWh / m<sup>2</sup> NFA per year thanks to a highly efficient building envelope. Around 5,000 m<sup>2</sup> of photovoltaic modules will be placed on suitable rooftops and facade surfaces, which corresponds to a specific yield of 21 kWh / m<sup>2</sup> GFA per year, producing excess energy component activation is planned on the heat or cold emission side. For heat supply and storage, heat pumps are designed with a geothermal probe field with around 160 boreholes of 150 m each.

## Innovation in technology and planning:

When planning new areas, energy aspects are often considered later in the planning phase, resulting in additional costs due to increased planning effort, construction delays, and liability risks. More ambitious solutions are usually no longer possible. The situation is unique at Pilzgasse—the energy concept was taken into account from the outset.

But what makes the planned project even more exciting is the push not only to optimise the neighbourhood but also the overall structure. Specifically, SÜBA will implement an operating model in electricity production that benefits residents as producers (prosumers) with utility companies as customers—a win-win solution. By feeding excess electricity into the grid, the general share of renewable energy can be increased and, at the same time,

an additional benefit for residents can be gained from the energy produced. The planning of Pilzgasse is scientifically supported by the FFG research project “Zukunftsquartier 2.0” to develop, in addition to Pilzgasse, a replicable concept for the grid-friendly integration of Plus Energy Districts with high on-site energy supply into the existing grid infrastructure (electricity and district heating network). The consortium consists of Urban Innovation Vienna (UIV), FH Technikum Wien, IBR&I Institute of Building Research & Innovation, Hacon GmbH, SÜBA, and Böhm Stadtbaumeister & Gebäudetechnik GmbH.

The planning departments of the City of Vienna as well as other important stakeholders and other interested districts are also involved in the project in order to also learn beyond this sole occasion.

**This creates a flagship project in terms of climate-friendly building**, which not only sensibly combines living, business, and climate protection but also benefits the urban energy supply.

With its projects, SÜBA makes an important contribution to sustainability, not only regarding CO<sub>2</sub> reduction but also by assuming responsibility for present and future generations.

Subject to changes! Rendering: Patricia Bagiński





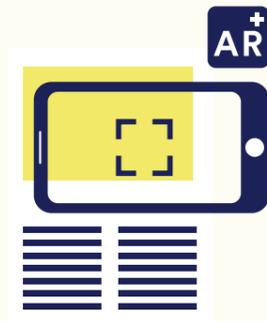
Barbara Schett  
SÜBA brand ambassador

### 3 steps to your virtual property viewing! Instructions for using the SÜBA AR app

**1.**  
Scan the  
QR code



**2.**  
Download the app



**3.**  
Start the app.  
To activate it scan  
the whole page  
with AR marker.

### With virtual reality, augmented reality and our own SÜBA AR app we will take you into the future.

For many years, plans, visualisations and models were the best way to present property projects. Buyers are now offered offered more, giving them a better impression of their dream home.

SÜBA offers its customers virtual 360 degree tours to view their desired apartment in a very different way than before. The VR glasses immerse the customer directly in the property so they feel like they're there and can get a better feeling for and evaluate the dimensions, facilities, fittings, as well as the outside areas like the balcony and gardens.

SÜBA AG is the first developer to enable its customers and interested parties to explore every project virtually.



# It's great to be home.

## **Living for Life.**

Having a home is more than a basic need. It is the prerequisite for a good life. SÜBA makes homes that are special: high quality living spaces in the best locations. Our apartments offer the best in functionality, open floor plans, optimised room arrangement and attractive outside spaces. The highest quality construction, excellent facilities and timeless modern architecture are the clear characteristics of every SÜBA project.

# A place worth its weight in gold.

## Values for generations.

SÜBA gives its customers added value. If you build living spaces your focus must be on the people. SÜBA fulfils the requirements of its customers in a reliable, responsible and cooperative way. This gives a home high increase potential as a mid and long-term value investment. By developing, planning and building properties suitable for the future, SÜBA sets standards for many generations.



## Wellbeing for the future.

SÜBA builds with vision. We aim to identify the parameters for quality of life. To build houses you need a clear idea of the residents' needs. New criteria and procedures must be planned, tested and justified. The past is also part of our success. SÜBA can look back over more than 38 years of success and competence in the property market. Decades of experience guarantee the customer professionalism, safety and lasting value.

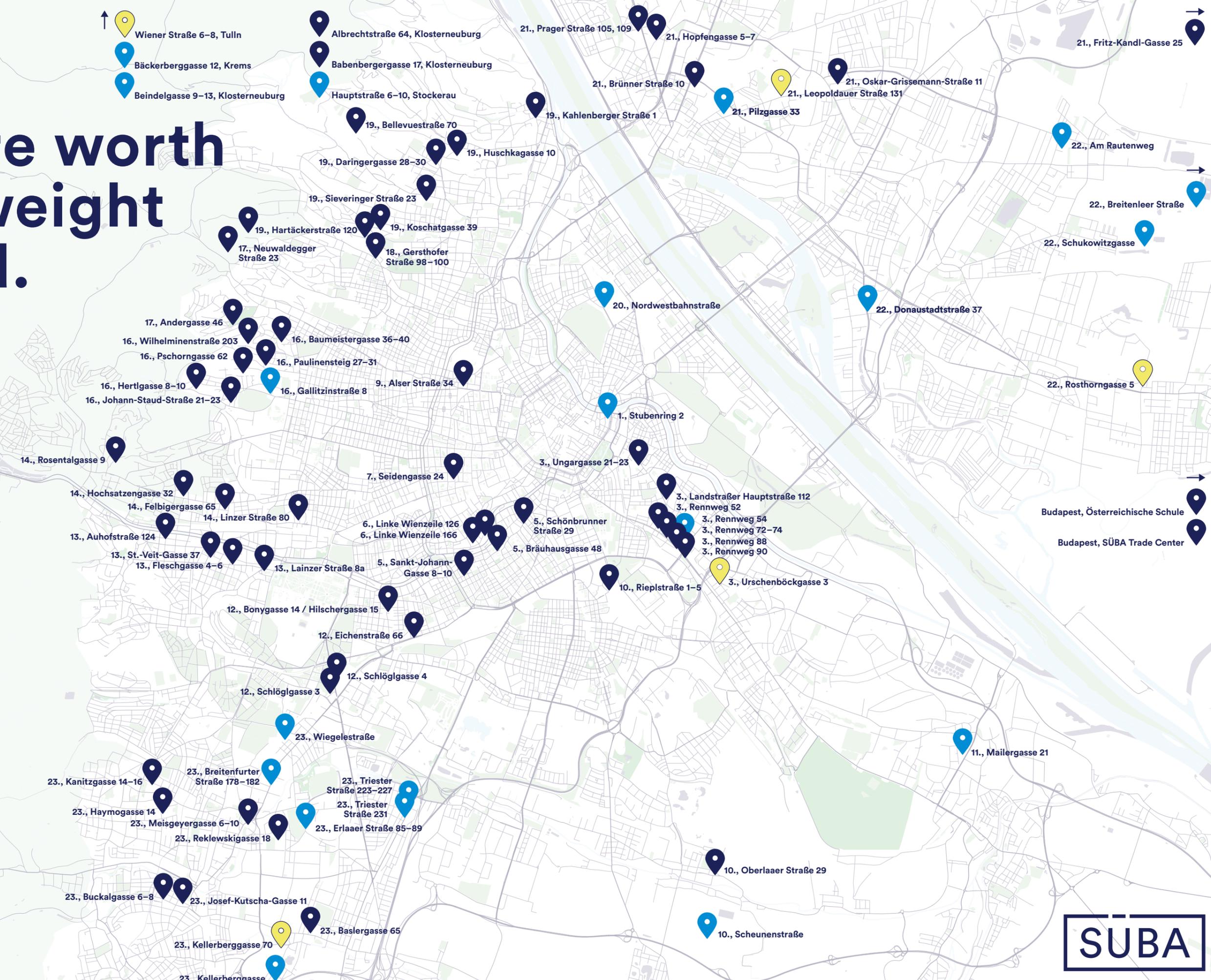
**My home is wellbeing.**

BARBARA SCHETT

**A home for wellbeing.**

# Places that are worth their weight in gold.

-  References
-  in construction
-  in planning
-  St. Moritz, Hotel Kempinski
-  Rennbahnstraße 29, St. Pölten
-  Liechtensteinstraße 73, Brunn/Geb.
-  Beethovenplatz 4-6, 2500 Baden
-  Lederergasse 24, Wiener Neustadt



**Experienced and successful.**

SÜBA AG has been committed to living, values and wellbeing in the property market for over 39 years and more than 300 projects.

Over this time, SÜBA AG has successfully planned, developed and built for various investment groups and investors. It places particular importance on the location, an optimal floor plan, high quality construction and timeless modern architecture.

# Values for investors



## 1210 Vienna Pilzgasse 33

At the property on Pilzgasse 33, 1210 Vienna, the first Plus Energy Quarter of Vienna is being developed in collaboration with the City of Vienna as part of the 'Future Quarter 2.0' research project.

The planned quarter spans a gross total area of 26,500 m<sup>2</sup> equally split between residential and commercial use. The building and energy concept developed so far results in a heating requirement of 15 kWh/m<sup>2</sup> net internal area per year thanks to a highly efficient building envelope.

This is a flagship project in terms of climate-friendly construction, which not only sensibly combines residential and commercial use with climate protection, it is also beneficial for the city's energy supply.

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	cca. 26,500
Date of completion	3 <sup>rd</sup> quarter of 2023



## 1230 Vienna Breitenfurter Straße 178–182



Project type	Investor / rental apartments
Project size in m <sup>2</sup>	cca. 16,200
No. of apartments	265
No. of parking spaces	160
Date of completion	1 <sup>st</sup> quarter of 2023

## 1210 Vienna Leopoldauer Straße 131

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	cca. 13,000
No. of apartments	232
Parking spaces	125
Date of completion	4 <sup>th</sup> quarter of 2020





## 1030 Vienna Urschenböckgasse 3

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	cca. 7,900
No. of apartments	121
Parking spaces	188
Date of completion	2 <sup>nd</sup> quarter of 2021



## EsslingLiving 1220 Vienna, Rosthorngasse 5

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	cca. 5,000
No. of apartments	82
Dimensions in m <sup>2</sup>	33–109
Parking spaces	46
HWB 27.74	fGEE 0.734
Date of completion	2 <sup>nd</sup> quarter of 2021

An apartment complex with a total of 82 residential units is being constructed on the site of Rosthorngasse 5, 1220 Vienna. The flat sizes are 1-4 rooms with 33-109 m<sup>2</sup> of living space. Each flat has beautiful outside areas such as a loggia, balconies, terraces or gardens. The west-facing garden flats look onto an attractive green area.

The flats on each floor can be accessed step-free by two lifts from the underground garage which has 46 parking spaces. The project is constructed with an energy-saving, low energy design. We use the most modern technologies, such as building component activation, heat pumps and photovoltaic systems.



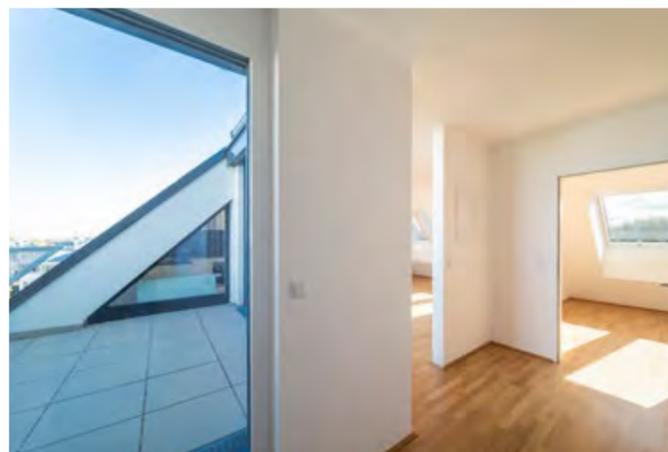
# Coming soon

- 1110 Vienna, Mailergasse 21
- 1220 Vienna, Donaustadtstraße 37
- 2700 Vienna, Lederergasse 24



## Das Kutscha 1230 Vienna, Josef-Kutscha-Gasse 11

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	1,600
No. of apartments	25
Parking spaces	15
HWB 30.81	fGEE 0.75
Completed and handed over	



## LeopoldauerLiving 1210 Vienna, Oskar-Grisseemann-Straße 11

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	3,300
No. of apartments	40
Dimensions in m <sup>2</sup>	47–125
Parking spaces	34
HWB 35–40	fGEE 0.80–0.82
Completed and handed over	



## 1210 Vienna Prager Straße 105, 109

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	16,700
No. of apartments	252
Parking spaces	144
HWB 28	fGEE 0.84
Completed and handed over	





## 1030 Vienna Rennweg 90

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	2,700
No. of apartments	39
Parking spaces	20
HWB 33	fGEE 0.77
Completed and handed over	

## TrioLiving 1030 Vienna, Rennweg 52, Aspangstraße 27

An apartment complex with 3 building components and in total 114 residential units, both for ownership and rental, has been built on the site of Rennweg 52 or Aspangstraße 27 in 1030 Vienna. In the basement is an underground garage with 51 parking spaces.

The popular 3<sup>rd</sup> District of Vienna is close to the recreational areas such as the Prater and Belvedere Palace and has excellent transport links. It takes about 5 minutes to drive into the city, about 10 minutes by fast train or about 15 minutes on other forms of public transport. The buildings have been constructed with energy-saving low energy design.

Project type	Owner-occupied apartments, investor / rental apartments
Project size in m <sup>2</sup>	7,000
No. of apartments	114
Dimensions in m <sup>2</sup>	38–108
Parking spaces	51
HWB 28–31	fGEE 0.86–0.88
Completed and handed over	



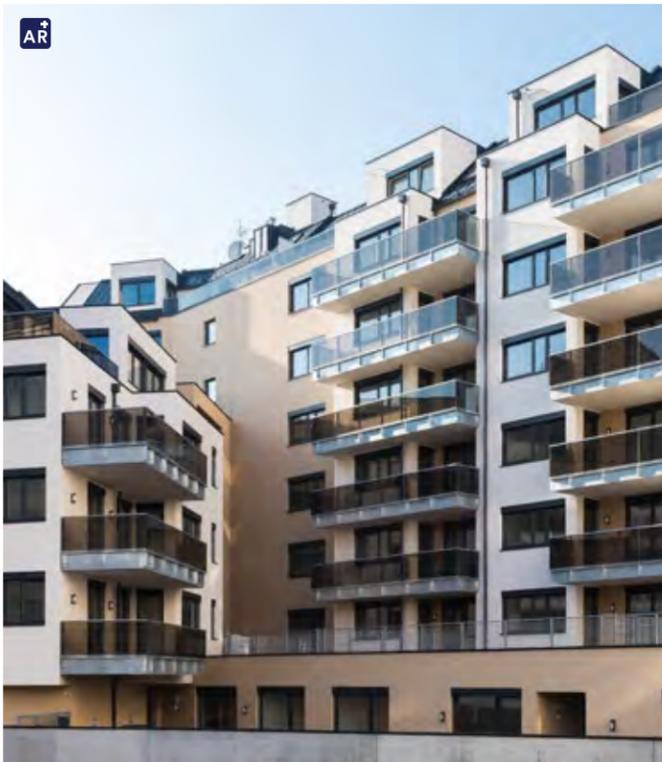
## RIVOLO 23 1230 Vienna, Reklewskigasse 18, Podhorezkigasse 10

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	2,100
No. of apartments	30
Parking spaces	18
HWB 37.7 / 38.7	fGEE 0.86–0.91
Completed and handed over	



## 1210 Vienna Fritz-Kandl-Gasse 25

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	3,300
No. of apartments	48
Dimensions in m <sup>2</sup>	39–112
Parking spaces	30
HWB 42.7	fGEE 0.78
Completed and handed over	



## 1050 Vienna Sankt-Johann-Gasse 8–10

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	4,900
No. of apartments	77
Parking spaces	50
HWB 28	fGEE 0.88
Completed and handed over	



**1030 Vienna**  
Rennweg 88, Aspangstraße 61

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	3,100
No. of apartments	58
Parking spaces	34
HWB 32	fGEE 0.78
Completed and handed over	

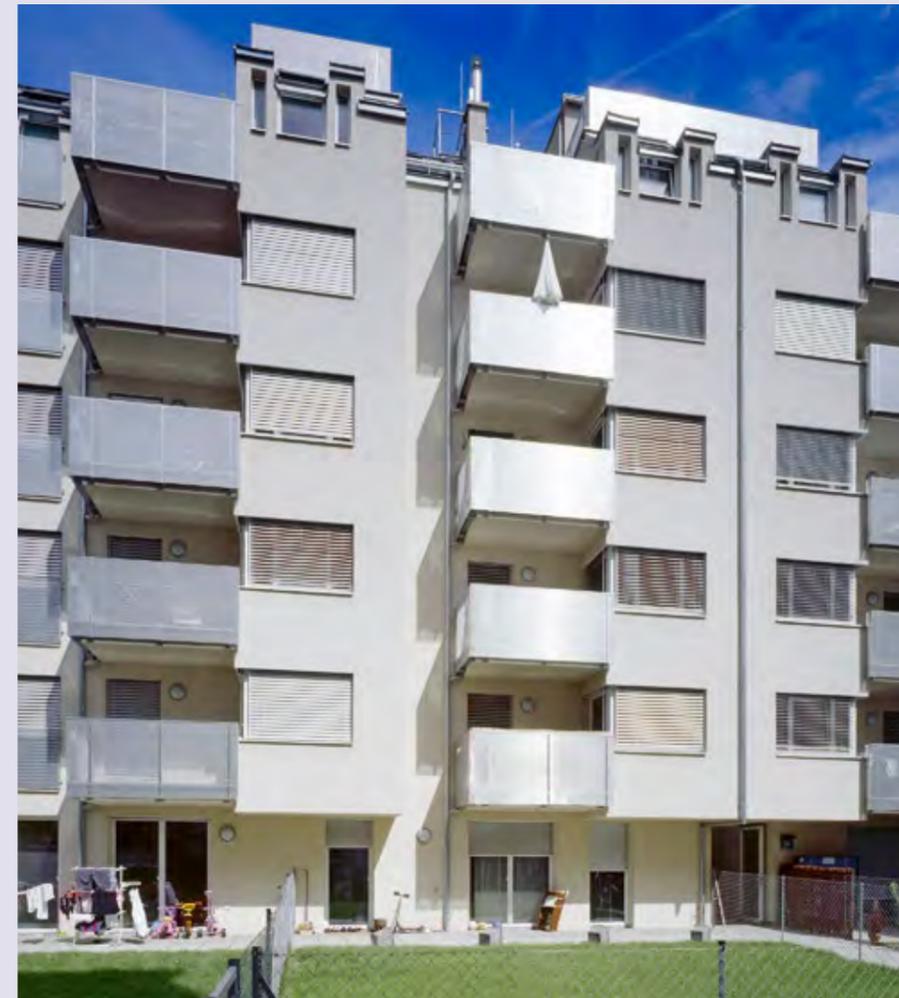


**1100 Vienna**  
Rieplstraße 1–5

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	6,300
No. of apartments	107
Parking spaces	46
Completed and handed over	



**1030 Vienna**  
Ungargasse 21–23



Project type	Investor / rental apartments
Project size in m <sup>2</sup>	2,000
No. of apartments	31
Parking spaces	26
Completed and handed over	

**1210 Vienna**  
Hopfengasse 5–7

Project type	Investor / rental apartments
Project size in m <sup>2</sup>	7,800
No. of apartments	127
Dimensions in m <sup>2</sup>	37–116
Parking spaces	64
HWB 27	fGEE 0.79
Completed and handed over	





**Living for Life.**

Living. Values. Wellbeing. These are the three key elements for SÜBA. With these ideals, SÜBA prioritises high quality living comfort, optimal floor plans and perfect locations. SÜBA builds with vision and a focus on quality of life, because a home is the basic prerequisite for a good life.

**Wellbeing  
for residents**

## LivingImFranks 3430 Tulln, Wiener Straße 6–8

On the premises at Wiener Straße 6-8, 3430 Tulln, a residential complex with a total of 82 attractive residential units and two business developments is under construction. The apartment sizes range from 2–4 rooms with 41–130 m<sup>2</sup> of living space. Each flat has beautiful outside areas such as loggias, balconies, terraces, and gardens.

The energy supply of this residential complex is generated via a heat pump system with geothermal energy. Heat is emitted via the floor ceilings by concrete core activation in the winter and the building is cooled in the same way during the summer.



Project type	Investment project, owner occupied apartments
Project size in m <sup>2</sup>	5,700
No. of apartments	82
No. of business spaces	2
Parking spaces	58
HWB 23	fGEE 0,757
Date of completion	2 <sup>nd</sup> quarter of 2022

# In planning

## LivingAmSteindl 3500 Krems, Bäckerberggasse 12



Project type	Owner occupied apartments
Project size in m <sup>2</sup>	5,000
No. of apartments	64
Parking spaces	84
Date of completion	4 <sup>th</sup> quarter of 2022

## KellerbergLiving 1230 Vienna, Kellerberggasse 70

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	4,500
No. of apartments	60
Dimensions in m <sup>2</sup>	48–93
Parking spaces	39
HWB 29–39	fGEE 0.730–0.795
Date of completion	4 <sup>th</sup> quarter of 2020

KellerbergLiving is in a prime location in the 23<sup>rd</sup> District. It will comprise 4 villas, each with 11–17 exclusive apartments with 48 m<sup>2</sup> to 93 m<sup>2</sup> living space. Each apartment has beautiful outside areas such as loggia, balconies, terraces or gardens. The excellent location guarantees calm and idyllic living.

All the apartments can be accessed step-free by lift from the underground garage which has 39 parking spaces. You can reach the city in only 30 minutes! It is a 10 minute walk to U6 Siebenhirten or 5 minutes with bus 270. The possibility of combining apartments depends on the progress of construction.



## ÖlbergLiving 3400 Klosterneuburg, Beindelgasse 9–13

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	2,300
No. of apartments	25
Parking spaces	25
Date of completion	4 <sup>th</sup> quarter of 2022



# Coming soon

1160 Vienna, Gallitzinstraße 8  
2000 Stockerau, Hauptstraße 8  
2700 Wiener Neustadt, Lederergasse 24

St. Moritz  
Hotel Kempinski, Via Mezdi 27

# References



## KrottenbachDeluxe

1190 Vienna,  
Hartäckerstraße 120,  
Felix-Dahn-Straße 49



In an optimal location in the 19<sup>th</sup> District, two park villas have been constructed with 21 attractive apartments sized between 39-147 m<sup>2</sup> with spacious balconies, terraces, and gardens. The loft apartments have no sloping ceilings and offer wonderful, wide views. The basement contains an underground garage with 19 parking spaces.



Project type	Owner occupied apartments
Project size in m <sup>2</sup>	1,600
No. of apartments	21
Dimensions in m <sup>2</sup>	39–147
Parking spaces	19
HWB 33	fGEE 0.82
Date of completion	4 <sup>th</sup> quarter of 2019

## HaymoLiving

1230 Vienna, Haymogasse 14

The project HaymoLiving is based in Mauer, one of the most beautiful locations in the city. 8 park villas were built with 46 attractive owner-occupied apartments set in a park-like landscape. Each apartment has outside areas such as loggia, balcony, terrace or garden. The basement provides an underground garage with 60 parking spaces and direct access to the individual villas. Lines 60, 60A and 66A take you to the U4, U6 and the fast train. They are only a few minutes' walk away.

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	4,600
No. of apartments	46
Dimensions in m <sup>2</sup>	61–140
No. of parking spaces	60
HWB 40–43	fGEE 0.73–0.75
Date of completion	July 2017



## OberlaaerGarten, 1100 Vienna

Oberlaaer Straße 29, Untere Kaistraße 16

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	2,600
No. of apartments	35
Dimensions in m <sup>2</sup>	42–132
Parking spaces	37
HWB 34/40/46/51	fGEE 0.79/0.82/0.83/0.84
Date of completion	September 2019

The project OberlaaerGarten is in one of the most beautiful locations in Oberlaa. There are 4 city villas with 35 attractive owner-occupied apartments between 42 and 130 m<sup>2</sup>. The plot stretches south from Oberlaaer Straße to Liesingbach and is an impressively green location. Each apartment has beautiful outside areas such as loggia, balconies, terraces or gardens. The basement contains an underground garage with 37 parking spaces. You can reach the city in only 30 minutes! It is a 10-minute walk to U1 Oberlaa or 5 minutes with bus 70A.



The project is constructed with energy-saving low energy design.



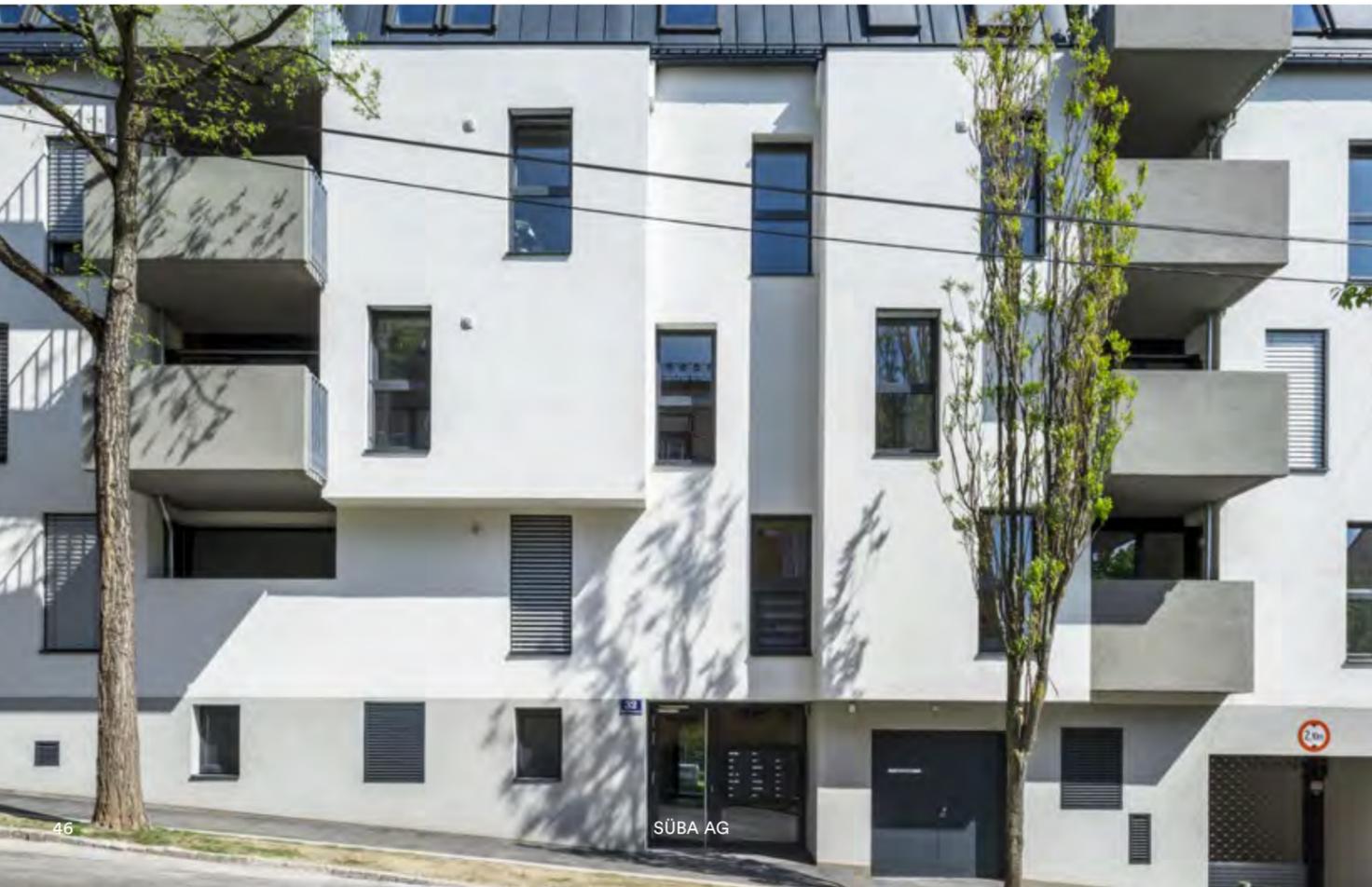
## Best in West

### 1140 Vienna, Hochsatzengasse 32

In late 2016, 20 attractive owner-occupied apartments were completed on Hochsatzengasse 32 in Vienna-Penzing with living areas of 50–106 m<sup>2</sup>, as well as outside areas. The apartments are in green locations with good transport links and are ideal for investors as well as owner-occupiers. All the apartments have gardens or pretty terraces and balconies facing west or east.

The low energy house is built with the highest construction quality. It offers not only attractively modest energy costs, but also excellent transport links: The U4 station Ober St. Veit is within walking distance and bus line 47A is nearby. Being close to both Hütteldorfer and Linzer Straße means that the infrastructure around Hochsatzengasse is outstanding. Schools, nurseries, clinics, pharmacies and grocery shops are all nearby.

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	1,500
No. of apartments	20
Dimensions in m <sup>2</sup>	50–106
No. of parking spaces	14
HWB 35	fGEE 0.93
Date of completion	December 2016



## Providentia

### 1120 Vienna, Schlöglgasse 4

Project type	Investment project, owner occupied apartments
Project size in m <sup>2</sup>	1,500
No. of apartments	25
Dimensions in m <sup>2</sup>	45–75
Parking spaces	18
HWB 34	fGEE 0.81
Date of completion	July 2016



SÜBA has built 25 attractive owner-occupied apartments in one of the most sought-after locations of Hetzendorf. All the apartments have inbuilt kitchens and branded appliances, spacious gardens/balconies and terraces. They are ideal for investors as well as owner occupiers. The location has an excellent infrastructure and very good transport links. Hetzendorf fast train station and tramline 62 are just a few minutes' walk away. The buildings have been constructed with energy-saving low energy design.



## WestSideLiving

### 1140 Vienna, Linzer Straße 80

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	3,500
No. of apartments	44
Dimensions in m <sup>2</sup>	51–130
Parking spaces	21
HWB 28	fGEE 0.81
Date of completion	Part 1 December 2014 Part 2 July 2016



The attractive residential construction project West-SideLiving comprises two buildings. Staircase 1 has 5 attractive owner-occupied apartments, all south facing with spacious outside spaces. The apartments on staircases 2–4 are around a courtyard.

The public transport connections are excellent. The S-Bahn (S45 / S50) is very close and you can walk to the U4 station Hietzing or U3 station Hütteldorfer Straße.

The whole project was constructed with energy-saving low energy design.



## Atzgersdörf

### 1230 Vienna, Meisgeyergasse 6–10

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	2,100
No. of apartments	24
Dimensions in m <sup>2</sup>	51–133
No. of parking spaces	25
HWB	34 / 39 / 41
Date of completion	May 2015 and June 2016

The stunning residential construction project is located in the centre of Atzgersdorf and comprises 24 apartments, spacious outside space and high quality facilities. There is an underground garage in the basement.

Atzgersdörf has excellent infrastructure and transport links.



## FelbiGo

### 1140 Vienna, Felbigergasse 65



The attractive residential construction project FelbiGo is in a green location with very good infrastructure and transport links. A total of 20 owner occupied apartments were built. Every apartment has either a garden, balcony or terrace. All the apartments are south facing with a view of the landscaped gardens. The basement contains an underground garage with 26 parking spaces.

With its modern yet timeless architecture the building blends into its surroundings harmoniously. Large expanses of glass offer maximum natural light.

The whole project was constructed with energy-saving low energy design.

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	1,600
No. of apartments	20
Dimensions in m <sup>2</sup>	42–157
No. of parking spaces	26
HWB 29	fGEE 0.56
Date of completion	November 2015



## Am Starchant

### 1160 Vienna, Johann-Staud-Straße 21–23



Project type	Owner occupied apartments
Project size in m <sup>2</sup>	2,200
No. of apartments	17
Dimensions in m <sup>2</sup>	67–150
Parking spaces	17
HWB	30 / 43
Date of completion	August 2015

In a top location in the 16<sup>th</sup> District, at the foot of the Wilhelminenberg, 12 spacious apartments and 5 family homes were built in gorgeous green surroundings. All the apartments and houses have the highest standard facilities, spacious outside areas and were built to a high quality. The transport links are excellent: you can get to the centre on the 46B and U3 in 30 minutes.

Being close to Steinhofgründe and Ottakringer pool offers great potential for relaxation.



## RosentalLiving 1140 Vienna, Rosentalgasse 9

Project type	Owner occupied apartments
Project size in m <sup>2</sup>	1,900
No. of apartments	27
Dimensions in m <sup>2</sup>	48–120
Parking spaces	27
HWB 31	fGEE 0.87
Date of completion	December 2014



An apartment complex with a total of 27 residential units was built on the site of Rosentalgasse 9, 1140 Vienna. The basement contains an underground garage with 27 parking spaces. A gorgeous residential construction project in an elevated green location with optimal views. It is one of the most sought-after cottage locations in the district and has a good infrastructure and good public transport links. With its modern yet timeless architecture the building blends into its surroundings harmoniously. Large expanses of glass offer maximum natural light. Even the ground-floor apartments have excellent living comfort in terms of light and floor plans.



## EICHE66 1120 Vienna, Eichenstraße 66

Project type	Investment project, owner occupied apartments
Project size in m <sup>2</sup>	1,600
No. of apartments	28
Dimensions in m <sup>2</sup>	46–72
Parking spaces	14
HWB 31	fGEE 0.88
Date of completion	December 2014



Close to the pedestrianised area of Meidlinger Hauptstraße, SÜBA has built 28 attractive small apartments and 1 business premises, as well as 14 parking spaces. The location has excellent infrastructure and public transport links.



## 1120 Vienna Schlöglgasse 3

Project type	Investment project, owner occupied apartments
Project size in m <sup>2</sup>	1,400
No. of apartments	26
Dimensions in m <sup>2</sup>	34–64
Parking spaces	29
HWB	42
Date of completion	November 2013

## VIVALDI

1170 Vienna, Neuwaldegger Straße 23



Project type	Owner occupied apartments
Project size in m <sup>2</sup>	4,000
No. of apartments	43
Dimensions in m <sup>2</sup>	49–134
Parking spaces	25
HWB	36 / 37
Date of completion	December 2012

# Other reference projects

## DueVille23

1230 Vienna, Kanitzgasse 14–16



Project type	Owner occupied apartments
Project size in m <sup>2</sup>	2,500
No. of apartments	22
Dimensions in m <sup>2</sup>	45–132
Parking spaces	22
HWB	30
Date of completion	September 2012



1030 Vienna, Landstraßer Hauptstr. 112

1030 Vienna, Rennweg 54

1050 Vienna, Bräuhausgasse 48

1050 Vienna, Schönbrunner Straße 29

1060 Vienna, Linke Viennazeile 126

1060 Vienna, Linke Viennazeile 166

1060 Vienna, Hotel Mercure, Matroseng.

1070 Vienna, Seidengasse 24

1090 Vienna, Alser Straße 34

1120 Vienna, Bonygasse 14 / Hilscherg. 15

1130 Vienna, Auhofstraße 124

1130 Vienna, Fleschgasse 4–6

1130 Vienna, Lainzer Straße 8a

1130 Vienna, St.-Veit-Gasse 37

1160 Vienna, Baumeistergasse 36–40

1160 Vienna, Pschorngasse 62

1160 Vienna, Wilhelminenstraße 203

1160 Vienna, Paulinensteig 27–31

1170 Vienna, Andergasse 46

1180 Vienna, Gersthofer Straße 98–100

1190 Vienna, Bellevuestraße 70

1190 Vienna, Daringergasse 28–30

1190 Vienna, Huschkagasse 10

1190 Vienna, Kahlenberger Straße 1

1190 Vienna, Koschatgasse 39

1190 Vienna, Sieveringer Straße 23

1210 Vienna, Brünner Straße 10

1230 Vienna, Baslergasse 65

1230 Vienna, Buckalgasse 6–8

2345 Brunn/Geb., Liechtensteinstraße 73

2500 Baden, Beethovenplatz 4–6

3100 St. Pölten, Rennbahnstraße 29

3400 Klosterneuburg, Albrechtstraße 64

3400 Klosterneuburg, Babenbergg. 17

St. Moritz, Hotel Kempinski, Via Mezdi 27

Budapest, Austrian school

Budapest, SÜBA Trade Center

## MONTEVERDE

1160 Vienna, Hertlgasse 8–10



Project type	Owner occupied apartments
Project size in m <sup>2</sup>	1,600
No. of apartments	13
Dimensions in m <sup>2</sup>	77–189
Parking spaces	13
HWB	38
Date of completion	December 2012

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# Teamwork



Wohnen. Werte. Wohlbefinden.

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