

# SUBA

Wohnen. Werte. Wohlbefinden.



VIENNA



MUNICH



BUDAPEST



**> 35**  
current projects

**> 40**  
years of experience

**> 300**  
projects developed and realized

**> 500.000 m<sup>2</sup>**  
usable floor space

**> 5.000**  
new apartments

**> € 2 billion**  
total volume

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common goal

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.

A company of the Hallmann Group

# SÜBA Europa

## SÜBA Holding Deutschland

SÜBA AG, a 100% subsidiary of HALLMANN HOLDING, manages the German business operationally from its corporate headquarters in Vienna. SÜBA board member Heinz Fletzberger will thus also be responsible for the company's development on the German market in future. SÜBA's activities in Germany will in future be supported by SÜBA Deutschland Bau- und Projektmanagement GmbH, based in Munich. The managing director of this subsidiary of SÜBA AG is Albert Heinermann. With its high quality standards and focus on sustainable, energy-efficient construction, SÜBA sees interesting market potential in Germany.

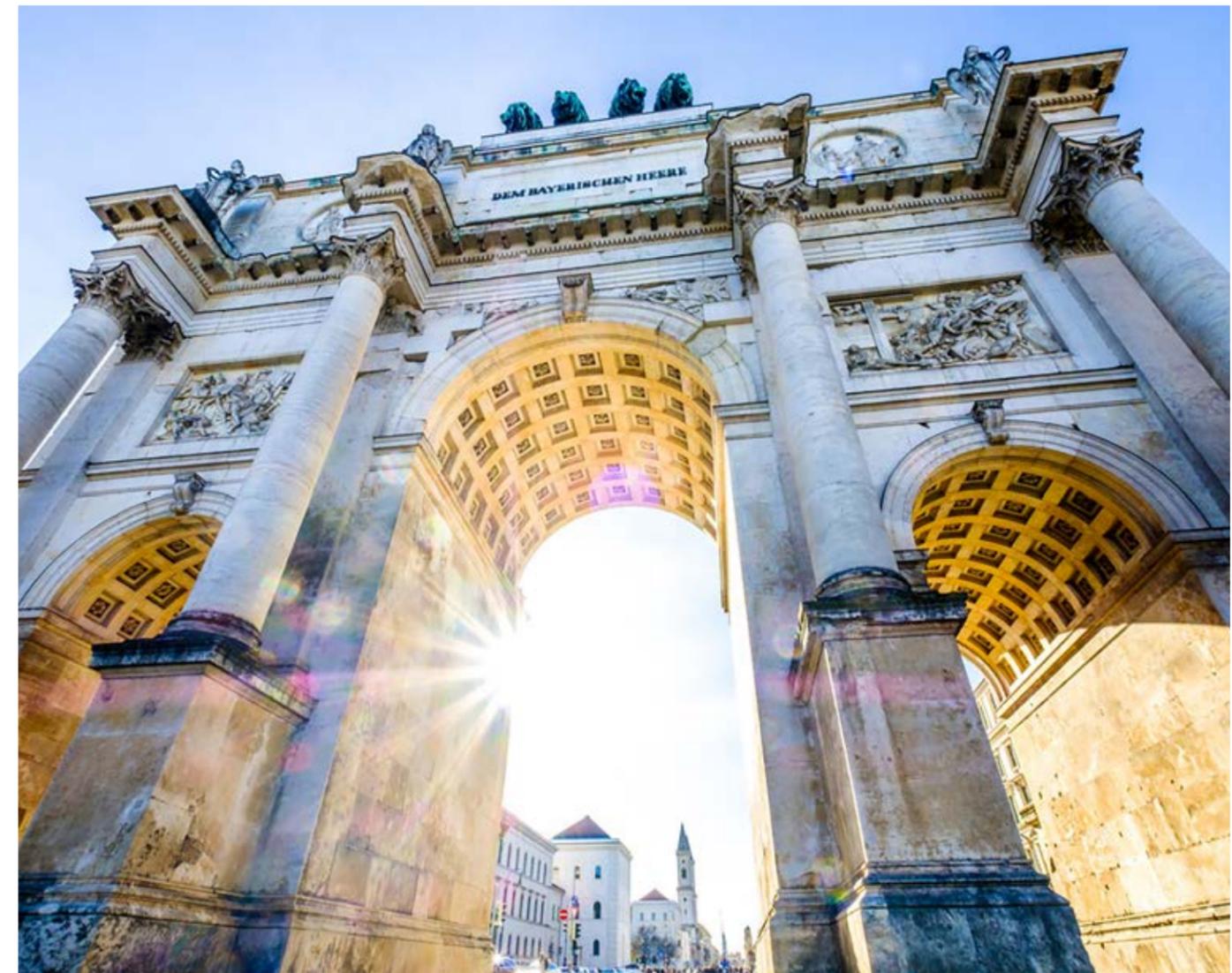
[www.sueba.at/de/sueba-deutschland-holding-gmbh](http://www.sueba.at/de/sueba-deutschland-holding-gmbh)



**HEINZ FLETZBERGER**  
Executive board  
Tel: +43 1 580 10  
[heinz.fletzberger@sueba.at](mailto:heinz.fletzberger@sueba.at)



**MANFRED WACHTLER**  
Executive board  
Tel: +43 1 580 10  
[manfred.wachtler@sueba.at](mailto:manfred.wachtler@sueba.at)



## SÜBA Deutschland Bau- und Projektmanagement GmbH



Renowned Austrian property developer gets involved in Germany

For more than 40 years, SÜBA AG has been one of the most established and consistent property developers in Austria. The successful history of SÜBA AG is now being continued in Germany. SÜBA Deutschland Bau- und Projektmanagement GmbH, newly founded in 2020, will provide operational support to SÜBA AG in its activities in Germany.

The managing directors of SÜBA Deutschland Bau- und Projektmanagement GmbH are Albert Heinermann and Benjamin Ho Dac.



**ALBERT HEINERMANN**  
Managing Director  
[albert.heinermann@sueba.at](mailto:albert.heinermann@sueba.at)

SÜBA Deutschland Bau- und Projektmanagement GmbH  
Rosental 6,  
80311 Munich

## SÜBA Hungary Kft.

Renowned Austrian property developer strengthens commitment in Hungary

SÜBA AG specialises in the planning, construction and sale of architecturally and structurally high-quality properties in urban areas. S BA has already realised a considerable number of properties in Hungary over the past three decades. With Mr Rudolf Riedl as Managing Director of S BA Hungary, business activities are to be expanded.



**RUDOLF RIEDL, MRICS**  
Managing Director  
rudolf.riedl@sueba.hu

SÜBA Hungary Kft.  
H-1027 Budapest,  
Ganz utca 16. III.em.



# Sustainability Concept



SÜBA has long been committed to the use of renewable energies and has set itself the goal of avoiding the use of fossil fuels in current and future projects.

This is achieved primarily by establishing alternative energy systems such as the use of groundwater and geothermal energy in combination with heat pump systems. Buildings can be used as a storage medium to release heat in winter on the one hand and to cool the building in summer on the other (“component activation”). The

advantages here are the low energy requirement, a high level of comfort and pleasant radiant heat in all flats.

The use of new technologies makes it possible that in the future the lowest energy consumption will be required to maintain the temperature in SÜBA's buildings. These resource-saving measures not only reduce the general energy demand and thus contribute to climate protection, but are also reflected in the – comparatively – low operating costs of the users in the long term.

**We take responsibility for today's generation and also for future generations.**

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



## Sustainability and building

However, sustainable construction does not only mean the efficient and sustainable use of energy in buildings. Reducing the consumption of operating materials and the use of 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, and the Austrian Society for Sustainable Real Estate (ÖGNI).**

The criteria fulfilled here include not only high energy efficiency and the use of renewable energy sources, but also the quality of the infrastructure, the use of ecological building materials and the achievement of thermal comfort. In coordination with the construction companies commissioned by SÜBA, the choice of resource-saving building materials should be ensured in particular, in order to create high-quality living space in the long term for customers.



# Advantages for users

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

With continuous temperatures of around 20 to 25° Celsius throughout the year, sustainable energy systems such as concrete core activation need to provide less power at certain times. **There is less energy consumption and thus also enormous savings potential compared to conventional systems.** This system is cost effective and an environmentally friendly alternative to air conditioning.

In all flats, efficient cooling performance is achieved with low energy input by means of integrated ceiling cooling. **This reduction in energy consumption can save costs without having to sacrifice comfort.** Another advantage results from the pleasant radiant heat that is emitted when using ceiling temperature control and which ensures a pleasant, natural room climate.

“Building component activation represents an environmentally friendly alternative to air conditioning.”

BARBARA SCHETT



# The new status quo

## 1220 Vienna, Rosthorngasse 5

After the projects Oskar-Grissemann Straße 11 and Urschenböckgasse 3, the Rosthorngasse 5 construction project is the third project in a row in which SÜBA is relying on the use of renewable energies. Here, too, the aim is not to use any fossil fuels at all.

In the current project in Vienna's 22<sup>nd</sup> district, with 82 residential units, energy from groundwater is being used for the first time to provide year-round heating and cooling in the building. In the so-called concrete core activation process, water-carrying pipes are routed through the concrete ceiling, whose enormously high storage mass can be used to heat all the flats in the system with the least amount of energy.

In heating mode, groundwater is extracted from a well system, fed through heat pumps, a small amount of heat is extracted from the water and the water is returned to another well system after being minimally cooled.

Cold groundwater is used to cool the core of the entire building during the warmer summer months.

Electricity is used to operate the heat pumps. SÜBA aims to obtain this electricity exclusively from renewable energy sources such as hydropower,

wind power, solar energy, biomass and regional small hydropower. In order to ensure the supply of this natural electricity, contracts are only concluded with Austrian energy service providers who can provide evidence of electricity supply certified with the Austrian Eco-label – Guideline UZ 46 “Green Electricity”.

In addition, the project will install a photovoltaic system on the roof in order to also use the building itself for sustainable energy production. The electricity generated from this is fed into the building's own heating/cooling system, resulting in complete independence from external energy suppliers during peak summer periods. In the annual operation, a reduction of the external electricity supply and thus a further reduction of the operating costs for the residents is achieved through the self-production of energy.

## 2000 Stockerau, Centre

The planned project in the heart of Stockerau should also be highlighted at this point. On the site between Hauptstraße, Bahnhofsstraße and Austraße, a residential complex with 211 residential units is being built, consisting of six structures. The articulated arrangement of the buildings fits ideally into the ensemble of the city centre, and the entire site is kept free of motorised traffic.

It is planned to heat and temperature control the building by means of thermal component activation of the concrete ceilings. The temperature control of the

buildings is to be achieved by thermal utilisation of the pile foundations. These are to be designed as energy piles. In addition to the energy piles, the ground-contacting floor slabs of the basements are designed as solid absorbers. The energy piles cover the space heating and cooling by means of a heat pump. The remaining heat demand as well as hot water preparation is to be covered by district heating.

Furthermore, photovoltaic systems are to be installed on the roofs of the individual buildings to support and supply the central building services systems.

**In this project, too, the entire residential complex is to be heated in winter and temperature controlled in summer by means of component activation. The temperature control of the buildings is to be achieved by thermal utilisation of the pile foundations.**





## 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.



klimaaktiv  
GOLD

# 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





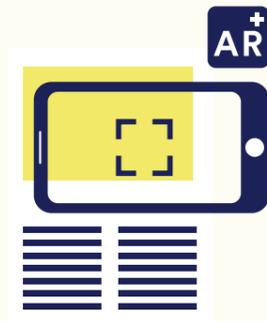
Barbara Schett  
SÜBA brand ambassador

### 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
-  Bahngasse 17-21, Wiener Neustadt



**Experienced and successful.**

SÜBA AG has been committed to living, values and wellbeing in the property market for over 40 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



## 2700 Wiener Neustadt Bahngasse 17–21, Lederergasse 33

In Wiener Neustadt, an innovative urban quarter will be created in the coming years, with a project volume of over 200 million euros, which will focus on the highest standards of quality and sustainability and provide strong impulses for the revitalisation and greening of the centre of Wiener Neustadt.

A total of around 600 residential units will be built – with balconies, terraces or private gardens. The residential sector will comprise 56 % of the building space. The well thought-out mix of flats is aimed at both young and older people and ranges from micro-apartments to assisted living. Rental flats as well as condominiums are offered.

In addition to a diversified housing mix, diverse educational offerings form an essential key asset of the project. A musical education campus, consisting of a kindergarten, a primary school, a new secondary school and a concert hall that is also open to the public, makes the project particularly interesting for young families. The new urban quarter is rounded off by attractive shopping facilities, a comprehensive medical centre, small-format gastronomy areas, inviting fitness areas and modern office space both on the ground floor and on the roofs. The public use offerings take up 44% of the building area. Thanks to the versatile and promising mixed use, the prestigious project will not only make a great contribution to the people of Wiener Neustadt, but will also actively shape the future development of the city.

Project type	Investor / rental flats, commercial and condominiums
Project size in m <sup>2</sup>	approx. 55.000
No. of flats	approx. 600
No. of parking spaces	approx. 900
Planned date of completion	approx. 2025



Subject to changes!



Subject to changes! Rendering: Patricia Bagienski



Subject to changes!

## 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 / Owner-occupied apartments
Project size in m <sup>2</sup>	cca. 26,400
Usable floor space in m <sup>2</sup>	13,100
Business/Office space in m <sup>2</sup>	13,300
No. of apartments	275
Parking spaces	193
Business spaces	50
Date of completion	4 <sup>th</sup> quarter of 2023

## 1230 Vienna Breitenfurter Straße 178–182



Project type	Investor / rental apartments
Project size in m <sup>2</sup>	cca. 17,300
No. of apartments	265
No. of parking spaces	160
Date of completion	1 <sup>st</sup> quarter of 2023

## EsslingLiving 1220 Vienna, Rosthorngasse 5

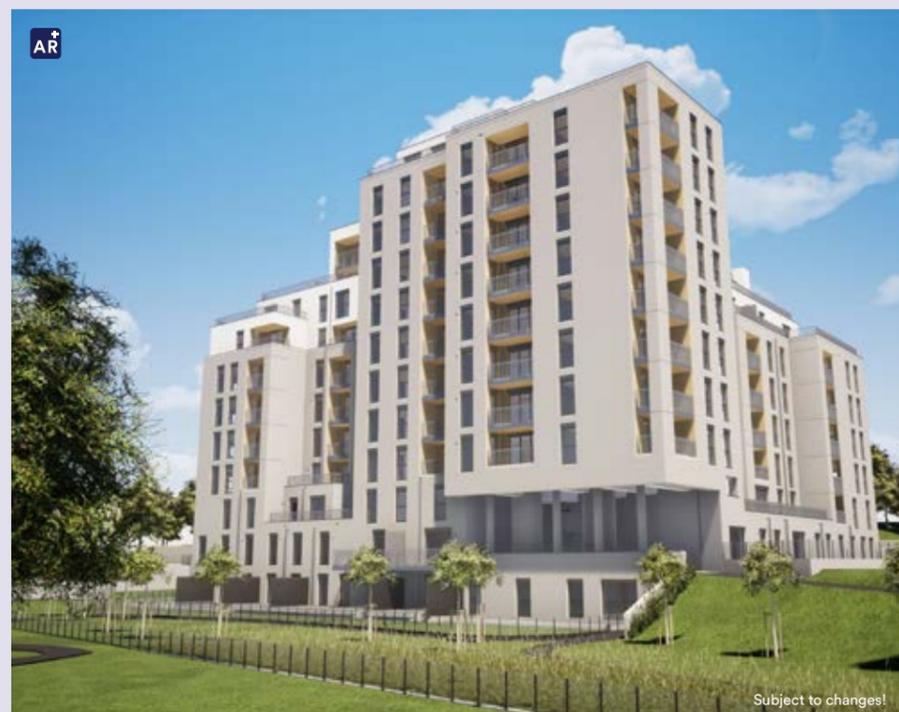
An apartment complex with a total of 82 residential units is being constructed on the site of Rosthorngasse 5, 1220 Vienna. The flat sizes are 1-4 rooms with 33-109 m<sup>2</sup> of living space. Each flat has beautiful outside areas such as a loggia, balconies, terraces or gardens. The west-facing garden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

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



## 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

# Coming soon

1110 Vienna, Mailergasse 21  
2000 Stockerau, Hauptstraße 8

## 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
Completed and handed over	



AR

## 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	



AR



## 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	



AR

## 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	



AR



## 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, Podhorezkygasse 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	

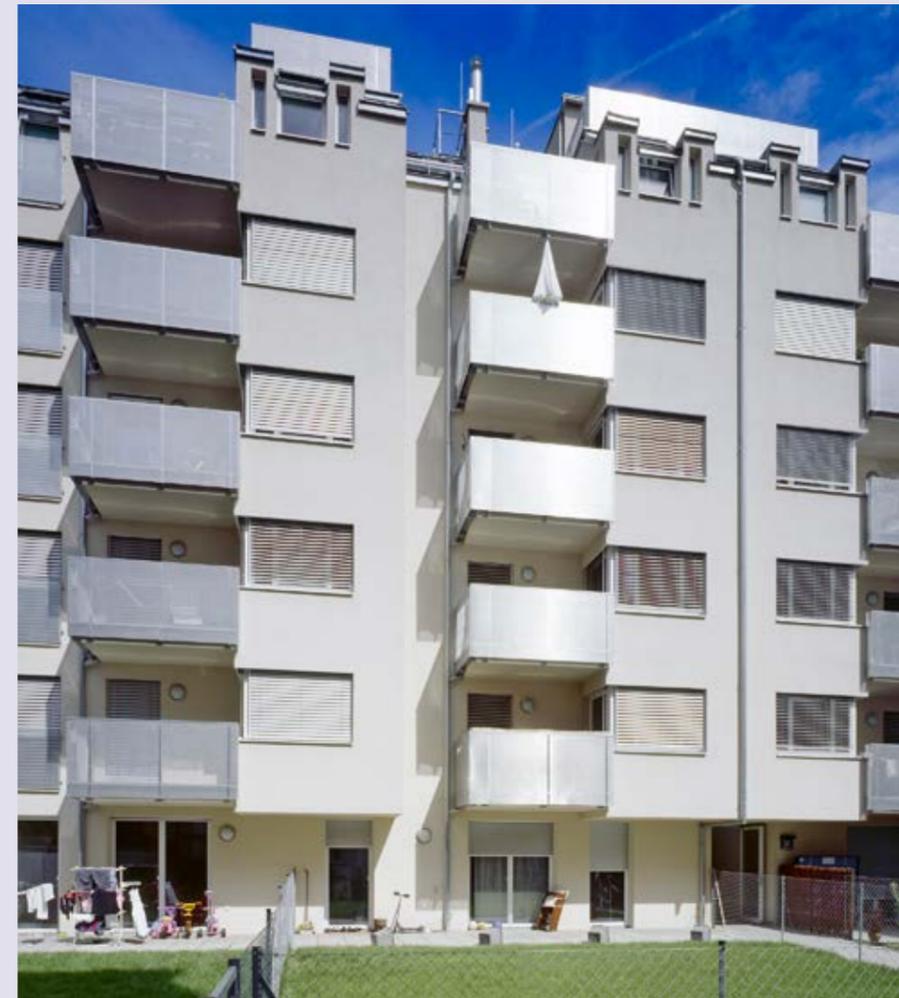


**1100 Vienna**  
Rieplstraße 1–5

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	1 <sup>st</sup> quarter of 2022



Subject to changes!

# 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



Subject to changes!

# Coming soon

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

St. Moritz  
Hotel Kempinski, Via Mezdi 27

# References



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	November 2020

## KellerbergLiving

### 1230 Vienna, Kellerberggasse 70



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.

## 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.

## 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

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



## Best in West

### 1140 Vienna, Hochsatzengasse 32

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

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.



## 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

## 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



## 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



# Other reference projects

1030 Vienna, Landstraßer Hauptstr. 112

1030 Vienna, Rennweg 54

1050 Vienna, Bräuhausgasse 48

1050 Vienna, Schönbrunner Straße 29

1060 Vienna, Linke Wienzeile 126

1060 Vienna, Linke Wienzeile 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

# Team Austria

# Teamwork



**HEINZ FLETZBERGER**  
Board of Directors  
T +43 1 580 10  
heinz.fletzberger@sueba.at



**MANFRED WACHTLER**  
Board of Directors  
T +43 1 580 10  
manfred.wachtler@sueba.at



**ARZU NOWAK**  
Executive assistant  
T +43 1 580 10-42  
arzu.nowak@sueba.at



**MARION PREISER**  
Executive assistant  
T +43 1 580 10-48  
marion.preiser@sueba.at



**USCHI GRABNER**  
Marketing & PR  
T +43 1 580 10-22  
uschi.grabner@sueba.at



**MAG. ROSWITHA MCGEHEE**  
Apartment sales  
T +43 1 580 10-99  
roswitha.mcgehee@sueba.at



**SABINE KRÄFTNER**  
Apartment sales  
T +43 1 580 10-77  
sabine.kraeftner@sueba.at



**ING. ALEXANDER KIRSCHNER, MSC MRICS**  
Procurator, head of property sales, project development and asset management  
T +43 1 580 10-35  
alexander.kirschner@sueba.at



**PHILIPP ZINO KOBAN**  
Junior project manager property sales, project development and asset management  
T +43 1 580 10-37  
philipp.koban@sueba.at



**MANUEL BURIANEK, BA**  
Project manager property sales, project development and asset management  
T +43 1 580 10-39  
manuel.burianek@sueba.at



**DI JOHANNES HATZL**  
Project manager property sales, project development and asset management  
T +43 1 580 10-36  
johannes.hatzl@sueba.at



**SABINE KADLCEK**  
Back office buying, sales and property management  
T +43 1 580 10-49  
sabine.kadlcek@sueba.at



**MAG. WOLFGANG ANDERT**  
Procurator, head of finance and law, controlling  
T +43 1 580 10-34  
wolfgang.andert@sueba.at



**POLINA PETRASH**  
Junior controller  
T +43 1 580 10-24  
polina.petrash@sueba.at



**MAG. ANJA GRAF**  
Head of real estate finance  
T +3 1 580 10-21  
anja.graf@sueba.at



**BETTINA FRÜHWALD**  
Legal and finance team  
T +43 1 580 10-17  
bettina.fruehwald@sueba.at



**MAGDALENA SPANNY**  
Legal and finance team  
T +43 1 580 10-23  
magdalena.spanny@sueba.at



**CLAUDIA SATTLER**  
Legal and finance team  
T +43 1 580 10-18  
claudia.sattler@sueba.at



**VIKTORIA MARX, MSC**  
Legal and finance team  
T +43 1 580 10-25  
viktoria.marx@sueba.at



**ING. MICHAEL EXENBERGER**  
Procurator, head of technology, planning and project management  
T +43 1 580 10-15  
michael.exenberger@sueba.at



**ING. GEORG STEIRER, MA**  
Project management, project manager  
T +43 1 580 10-45  
georg.steirer@sueba.at



**IRINA GSTETTNER, BSC**  
Project management, junior project manager  
T +43 1 580 10-47  
irina.gstettner@sueba.at



**DI FRANK GELLRICH**  
Project management, junior project manager  
T +43 1 580 10-16  
frank.gellrich@sueba.at



**DI THOMAS MAGDOIN**  
Project management, project manager  
T +43 1 580 10-33  
thomas.magdoin@sueba.at



**ISOLDE LÖSCHNAUER**  
Assistant project manager  
T +43 1 580 10-53  
isolde.loeschnauer@sueba.at



**BMSTR. PETER GAMPERL**  
Project management, project manager  
T +43 1 580 10-31  
peter.gamperl@sueba.at



**DI SANDRA RUSAK**  
Project management, junior project manager  
T +43 1 580 10-51  
sandra.rusak@sueba.at



**ING. PAUL HOFER**  
Warranty management  
T +43 1 580 10-32  
gwl@sueba.at



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# It's great to be home.

BARBARA SCHETT



SÜBA AG  
Wipplingerstraße 35, 1010 Vienna

T +43 1 580 10  
F +43 1 580 10 60

[verkauf@sueba.at](mailto:verkauf@sueba.at)  
[www.sueba.at](http://www.sueba.at)

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