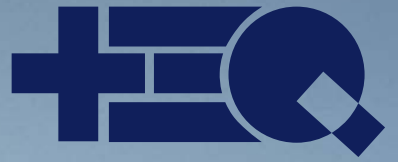


PLUS ENERGY QUARTER 21

PILZGASSE 33, 1210 VIENNA



FIRST VIENNA URBAN

PLUS LIVING



ON THE PULSE

OF TIME

PLUS
ENERGY
QUARTER 21

ORPHE



GO WITH THE FLOW

Where the flow of energy is unlimited,
life has more to offer:

PlusEnergieQuartier21 – the new quarter forms part of the so called “Zukunftsquartier” research project and combines living, working and leisure space in line with the specialist concept of the Productive City.

By setting the highest standards for energy-efficient building, PlusEnergieQuarter21 is generating **ADDED + VALUE** in triplicate – for people, business and the environment.

Quality of living

**+ EXCEPTIONAL
QUALITY OF LIVING**

Environment

**+ ENVIRONMENTAL
AWARENESS**

Cost-effectiveness

**+ ENDURING
VALUE**

SUSTAINABLE ADDED + VALUE

Total size of project in m ²	approx. 28,000
Usable residential in m ²	approx. 12,200
Commercial / Office space in m ²	approx. 15,800
Kindergarden in m ²	approx. 800
No. apartments	approx. 230
No. parking spaces	approx. 190
Projected completion	approx. 4 th quarter 2025



ON THE PULSE OF TIME

For more comfortable homes with a perfect interior climate, for more potential working environments – for our common future: For more, not less!



**More environment,
less CO₂**

It's simply a great feeling to protect the environment – every day, at home and at work.



**More value,
less costs**

It's unbelievable but true:
The operating costs are lower than those of conventional projects, despite the much stronger sense of well-being.




**More time at home,
less time in the office**

If my home offers me the ideal conditions for spending one or two days a week in my home office – what more do I want?

HOME IS WHERE EVERYTHING FLOWS TOGETHER.

For a comfortable feeling at home it has to make us feel good about future living and working conditions. Here, where everything flows together, where we find our families and our friends – and where we can also work.

Whatever you need. However you like to live. In PlusEnergieQuartier21, you can live and work on the pulse of time. The advantage and ADDED  VALUE of SÜBA: The developer puts the focus on people.



WORKING ON THE STATUS QUO



THE PRODUCTIVE CITY

SÜBA builds with vision. Demand for living space is rising – but it is essential to protect our limited land resources. This is why we develop land that has already been built upon. It is the specialist concept of the Productive City that enables us to reuse such sites.

The heart of this concept is a complete package for residents, users and even neighbours – living and working – in a single quarter, at an affordable price and with the highest climate protection standards.

Rich diversity shapes cities

Sleepy suburbs are history – today and in the future, the quality of living and working conditions will become even more important. We can work everywhere, and we all want to live in a place that makes us feel at home. And which is, ideally, anchored in the rich diversity of a city.

We create room for tomorrow's world of work

Tomorrow's world of work has already arrived. We work from home, in the office and on the move. Our home must be able to adapt to all the conceivable situations and changes in our lives. Projects by SÜBA make this possible.

WE ARE SHAPING THE FUTURE OF URBAN DEVELOPMENT

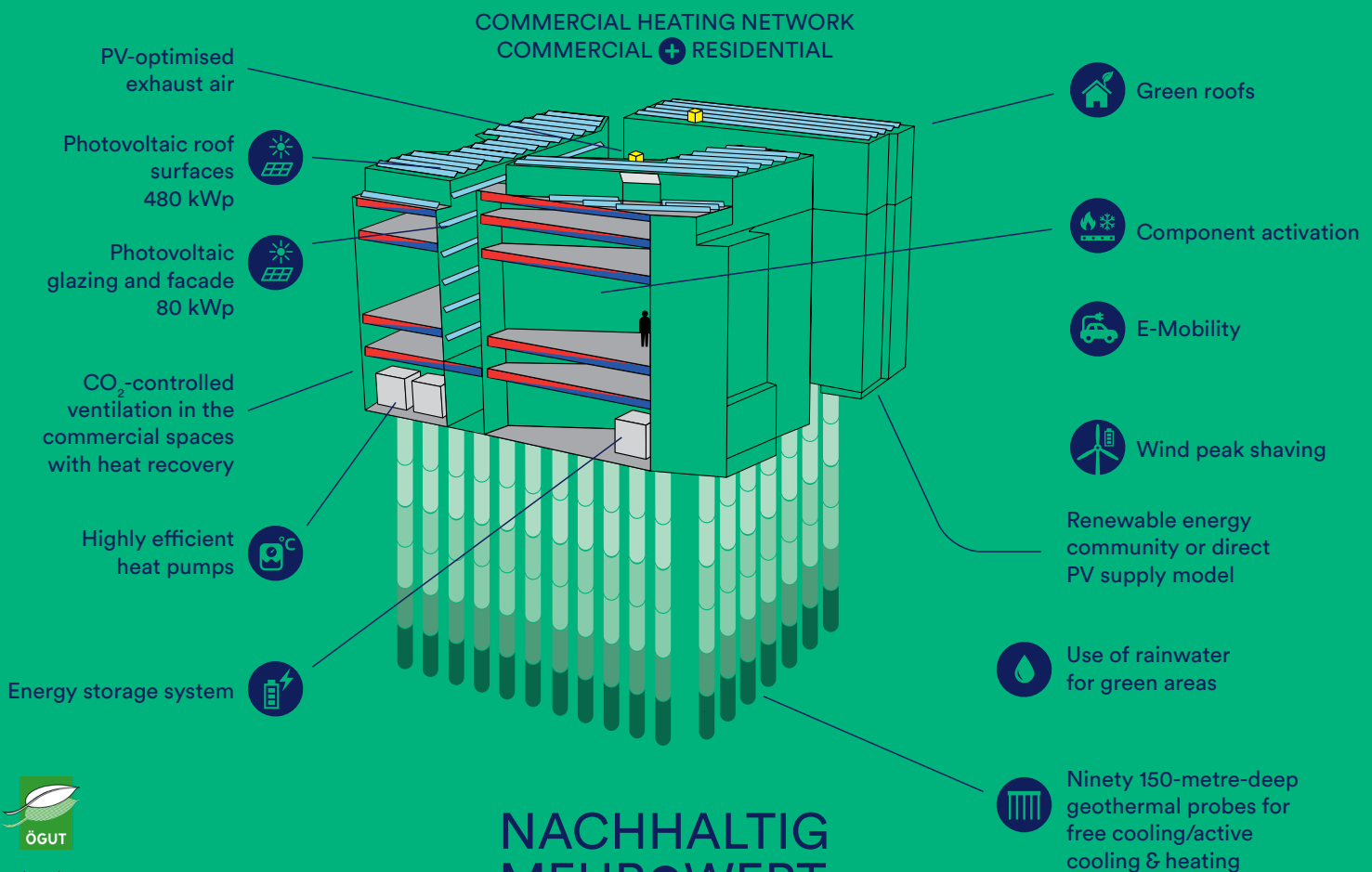
The highly-complex development of Vienna's first urban plus energy quarter is a model of sustainable urban development and part of the "Zukunftsquartier" research project, which is supported by the Federal Ministry for Climate Action.

Our objective is to inspire as many people as possible to build to similar innovative standards.

A further plus
Zero fossil energy
PlusEnergyQuarter21 uses
renewable energy – at an
affordable price.

A PLUS FOR THE ENVIRONMENT

We combine a range of technologies to create
an intelligent, highly-efficient energy system.



planned:



EU taxonomy-
compliant verified
by ÖGNI

NACHHALTIG MEHR+WERT

FLORIDSDORF

A FLOURISHING DISTRICT

Water, cosy bars and restaurants and lots of green space – that's what Vienna's fastest growing district has to offer. PlusEnergyQuarter21 is bringing decisive **ADDED + VALUE** to Floridsdorf.

Leisure for the whole family

City, country or culture – Floridsdorf offers a wide range of options for people of all ages and interests.

Urban hustle and bustle on Floridsdorfer Spitz

Floridsdorfer Spitz, the secret heart of the district, is listed as a protected area. This means that it is essential to preserve the historic square, which can never be spoilt or rebuilt.

Stammersdorf, Bisamberg and the Vienna Skyline

The surroundings of Floridsdorf also invite visitors to enjoy an excursion or a tour – by bike or by foot, there's a lot to discover in the region around Vienna.

Enjoying life on the Alte Donau

A wealth of recreational areas are within walking distance – including the Alte Donau, the Donauinsel, an endless network of cycle paths and a fascinating urban wilderness.

**PLUS
ENERGY
QUARTER₂₁**

PILZGASSE 33, 1210 VIENNA



PLUS LIVING ON THE PULSE OF TIME ON THE PULSE OF TIME PLUS LIVING PLUS LIVING ON THE PULSE OF TIME ON THE PULSE OF TIME PLUS LIVING

www.PEQ21.at

Only those who think socially, environmentally and economically can build sustainably.

PlusEnergyQuarter21
Pilzgasse 33
1210 Vienna

PERFECTLY
CONNECTED

< 100 M
SUPERMARKETS
(HOFER, EUROSPAR)
PUBLIC TRANSPORT
(BUS 28A, 29A)

< 200 M
PHARMACY, DOCTOR, KINDERGARTEN

< 1,000 M
PRIMARY SCHOOL, SECONDARY SCHOOL,
VIENNA BUSINESS SCHOOL ...
FLORIDSORF STATION
(U6 METRO, TRAMS, ÖBB, CITY RAILWAY)
FLORIDSORF MARKET

< 1,500 M
LEISURE ACTIVITIES
ON THE ALTE DONAU

Contact us!

SÜBA AG
Wipplingerstraße 35
1010 Vienna

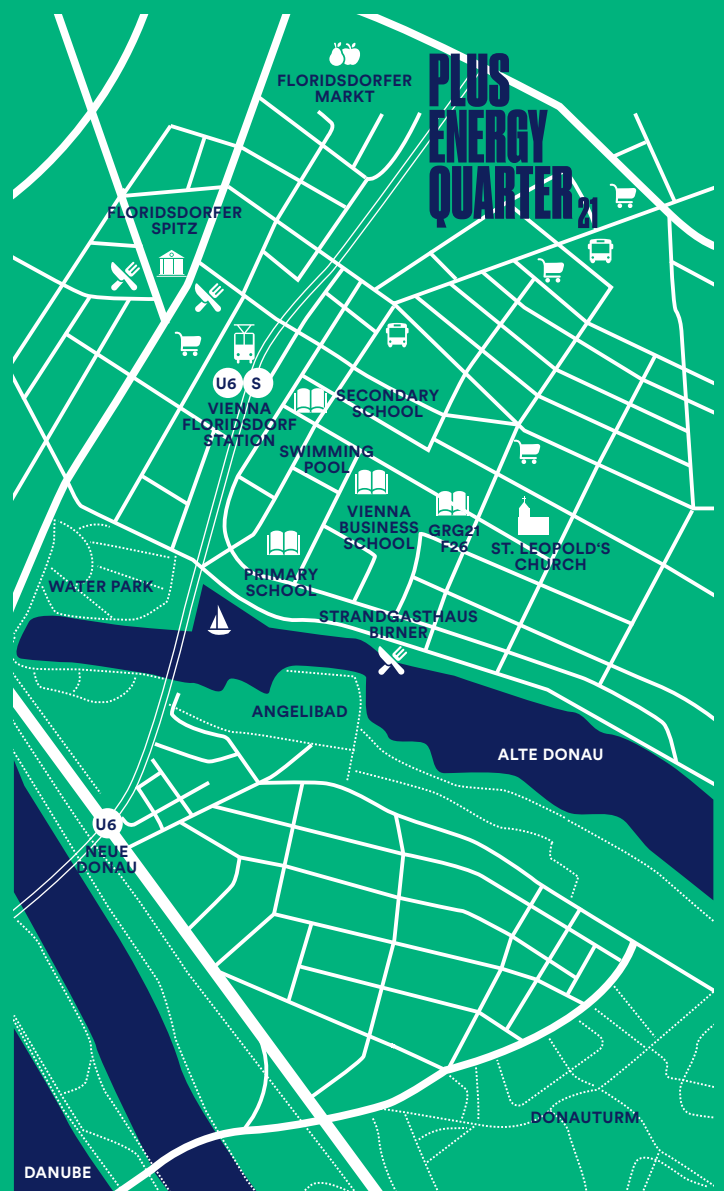
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Soyka/Silber/Soyka
Architekten ZT

SÜBA

HALLMANN
CORPORATE GROUP



Concept and design: WHY.Studio
Text: Dr. Gisela Gary / WHY.Studio
Visualisations: ZoomVP

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