

**PLUS  
ENERGY  
RESIDENTIAL  
QUARTER**

**ALA**



**NOVA**

Innerbergerstraße 1–9, 2320 Schwechat



# ON THE PULSE OF TIME

An aerial photograph of a city neighborhood. In the foreground, a modern residential building with a green roof and solar panels is prominent. Behind it, a mix of older and newer buildings are visible, including a large mural on a building that says 'VOLLER ERISCHE' and 'BILBA'. The background shows a dense urban landscape with various building styles and a clear sky. The title 'ON THE PULSE OF TIME' is overlaid at the top, with 'ON THE PULSE' in dark blue and 'OF TIME' in yellow. A yellow line with arrows connects the two parts of the title, and a black arrow points from the word 'PULSE' to the word 'OF'.

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# LIVE ECOLOGICALLY WITH THE POWER OF NATURE

We all want to live in a healthy and protected environment!

With the help of renewable energy, we can make a key contribution to reversing climate change: By pooling the power of the sun, the water, the wind and the earth, the plus energy residential quarter ALA NOVA is becoming a place of transformation.

In order to get even closer to the vision of a climate-fit city, we develop fossil-free, energy-efficient, resource-friendly and sustainable buildings.

Size of project in m<sup>2</sup>: approx. 12,000

No. apartments: approx. 180

No. parking spaces: approx. 270

Projected completion: approx.  
2<sup>nd</sup> quarter of 2026

planned:



**HIGHER STANDARDS  
LOWER COSTS**

ALA NOVA reduces the  
CO<sub>2</sub>-footprint and  
minimizes energy  
costs!



# LIVE ON THE PULSE OF TIME

With its 180 apartments and total usable area of 12,000 m<sup>2</sup>, the ALA NOVA residential quarter is a world of its own. Residents can look forward to an intensely green, welcoming and comfortable living concept:



## HOME IS WHERE EVERYTHING FLOWS TOGETHER.

ALA NOVA residential quarter is a south-facing ensemble of four modern buildings – three U-shaped volumes with green courtyards and a longer, detached block.

Full-height windows draw lots of sun into the apartments. Surrounded by greenery, the balconies offer the residents complete freedom: Each little flower pot helps to transform this private open space into a garden, and by adding a PV panel it can become a mini power station.



## HIGHER STANDARDS LOWER COSTS

### + Low-cost and climate-friendly heating and cooling all year round

Winter: The highly-efficient heat pumps extract heat from the groundwater so that this can be used for heating and producing hot water.

Summer: Heat is removed from the building via component activation and directly transferred to the groundwater.

### + Climate-neutral solar energy

Large photovoltaic plants on the roofs and the option of installing a private power station on the balcony.

### + Sustainable storage systems

Battery storage optimises the usability of solar energy.

### + Smart water management

Groundwater wells for watering the green spaces and for heating and cooling.

### + Wind energy

Activated storage masses facilitate the future use of network flexibilities.

### + Green roofs

Natural air conditioning and a valuable contribution to the reduction of urban heat islands.



By equipping each balcony with a Wieland socket for a mini solar panel, your balcony can become a mini solar power station!

# WE ARE SHAPING THE FUTURE OF URBAN LIVING

Unlike individual solutions (detached houses), sustainable residential quarters significantly reduce the ecological footprint and minimize energy costs.

ALA NOVA, the urban plus energy residential quarter right on the edge of Vienna, is a model of sustainable urban development.



A further plus and a innovative novelty for a residential building:

## Innovative storage concept

The plus energy residential quarter uses not just renewable energy but also innovative storage technologies!

## A PLUS FOR THE ENVIRONMENT

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

PV tenant's supply model and/or renewable energy community



**Wind peak shaving**  
use of network flexibilities

**Photovoltaic preparatory work** for subsequent installation of balcony power plants by tenants/ owners



**Photovoltaic roof surfaces**  
1,550 modules  
2,700 m<sup>2</sup>/580 kWp



**Green roofs**



**Use of well water** for green areas



**Component activation** for all-year-round temperature control



**Highly-efficient heat pumps**



**Innovative electricity storage system** (saltwater batteries or similar) for main plant rooms

**Heat storage** in highly-efficient stratified storage tanks

**Groundwater wells** for heat recovery



**Free cooling** cooling/temperature control of all apartments via groundwater wells

**E-mobility** preparatory work for 50% of the parking spaces



**Innovative electricity storage system** (saltwater batteries or similar) for apartments and general areas



Nachhaltig  
Mehr Wert



# THE SUN RISES IN THE EAST



## FEEL AT HOME WHERE THE CITY AND THE COUNTRY GROW TOGETHER

During the 18<sup>th</sup> century, the river Schwechat powered a number of watermills. It rises in the Vienna Woods and flows into the Danube near the town of Schwechat.

To the north of the river and on the northern edge of the Vienna Basin, ALA NOVA is located right on the border of the city, where the Vienna district of Simmering meets the Lower Austrian district of Bruck an der Leitha.

Enjoy the footpaths and cycleways along the river Schwechat – especially during a beautiful sunrise.

A walk along the river will teach you a lot about nature, history and culture: Set in a large park, the baroque Altkettenhof Palace traces its origins to the 13<sup>th</sup> century.

Felmayergarten is a small natural jewel, a former farm with a restaurant, shady garden and six-hectare park. And the wine taverns on the eastern edge of town are also worth a visit.





# ALA NOVA THE NEW LIFE

By realising the highly complex plus energy residential quarter on the edge of Vienna we are breaking new ground – both ecologically and socially.

ALA NOVA offers affordable and high quality living space that is fit for the future. Green courtyards and invitingly designed communal areas that offer space for experiencing real neighbourhood.

ALA NOVA – as a sign of the times – is bringing decisive ADDED + VALUE to the region.

## ALA NOVA – an architectural innovation

The construction of the Roman cavalry fort Ala Nova began in the late 2<sup>nd</sup> century. The archaeological monument has been part of a UNESCO World Heritage Site since 2021. And the start of construction of the first plus energy residential quarter in 2022 opened a new chapter in the history of architecture.

## A choice of leisure opportunities for the whole family

City, country, nature or culture – there's still a lot to discover in the East of Vienna. A wide range of options for people of all ages and interests is on offer.

## Living in a calm and green neighbourhood but just minutes from the city centre

Vienna and Lower Austria, one region: Vienna Kaiserebersdorf station – from where the S7 train reaches Wien Mitte in 15 minutes – is just a short walk away. And the tram line 71 departs from Svetelskystraße in the direction of downtown.





# 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

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< 100 M  
SUPERMARKET

< 1,000 M  
PHARMACY, DOCTOR,  
KINDERGARTEN

< 1,000 M  
KAISEREBSDORF  
STATION  
S7, REX, TRAM LINE 71  
(72 FROM 2025)

< 1,500 M  
PRIMARY SCHOOL,  
SECONDARY SCHOOL



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

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