



**DANUBEFLATS**

THE ONE AND ONLY.



# LANDMARK ARCHITECTURE.

Viewing the world from above, not below.  
Creating something novel, not just new.  
Setting new standards for exquisite living.

Breaking existing models and thinking in  
completely new dimensions.  
Stepping beyond known standards to  
set new benchmarks.  
Defining architecture as an extraordinary experience.

Leave the world at your feet.  
Explore Austria's tallest residential tower  
being built now  
on the bank of the river Danube in Vienna.

**The One and Only. DANUBEFLATS.**

# SETTING NEW STANDARDS FOR QUALITY OF LIFE.

It is time to redefine lifestyle.

Time to set new standards in architecture, service and quality of life.

Austria's tallest residential tower, DANUBEFLATS, offers outstanding architecture with forty-eight floors fulfilling the promise of a breathtaking exterior.

Discover high-end living as yet unseen in Austria.

- At 180 metres and with 48 floors, Austria's tallest residential building and the second tallest in the DACH region
- Riverside position on the bank of the Neue Donau
- Breathtaking views
- City-centre location benefitting from excellent transport connections and infrastructure
- Immediate proximity to beautiful nature conservation and recreational areas
- Spacious Spa with Sauna, Gym, and Relaxation Area, year-round heated Pool and Cocktail Bar
- Event Lounge, Executive Lounge and Sky Gardens
- Business Lounge with Conference Rooms
- Restaurant with outdoor dining
- In-house Hotel with serviced apartments – ideal for visiting guests
- Architectural design by renowned studio A01 Architects
- Interior design of common areas by internationally celebrated LABVERT in cooperation with A01 Architects



A LIFESTYLE SURPASSING  
ALL OTHERS.



Image only

In cities like New York, London, Singapore or Tokyo, riverside living and working are part and parcel of the urban lifestyle. DANUBEFLATS introduces this way of life to Vienna, with a fully integrated and perfectly conceptualized riverside landscape.



Immerse yourself in an incomparable, breathtaking living experience, unparalleled in Vienna.

Rise above things and make your home there: in DANUBEFLATS.

LARGESS,  
WITHOUT LIMITS.



Image only

- Approx. 500 apartments across 48 floors
- Properties consisting of 1 to 5 bedrooms and larger
- Units available from 30 m<sup>2</sup>
- Average room height of 2.80 m

- High-end interior finishes in all apartments
- Each property features its own exterior space
- Smart Living Technology in all units
- In-house Car-PARK



At DANUBEFLATS each apartment – no matter the size of your property – offers the highest standard of design and comfort and the best possible living experience. In all apartments, functions for lighting, heating and cooling and the operation of window blinds can be controlled via mobile phone

FINE, RATHER THAN SMALL.

or voice command, as desired. Generous windows and floor to ceiling sliding doors open onto exterior spaces that come partially landscaped with built in automatic irrigation systems. On request, apartments can be completed with high-end designer kitchens.



## A BEDROOM TO DREAM OF.

Heavenly views from the DANUBEFLATS bedrooms don't lose their allure at night, because dreams are more beautiful closer to the stars.

And when morning breaks, the spectacular sunrise over Vienna is served directly to you in bed.

STANDARDS, FOR THOSE WHO  
ONLY KNOW FIRST CLASS.

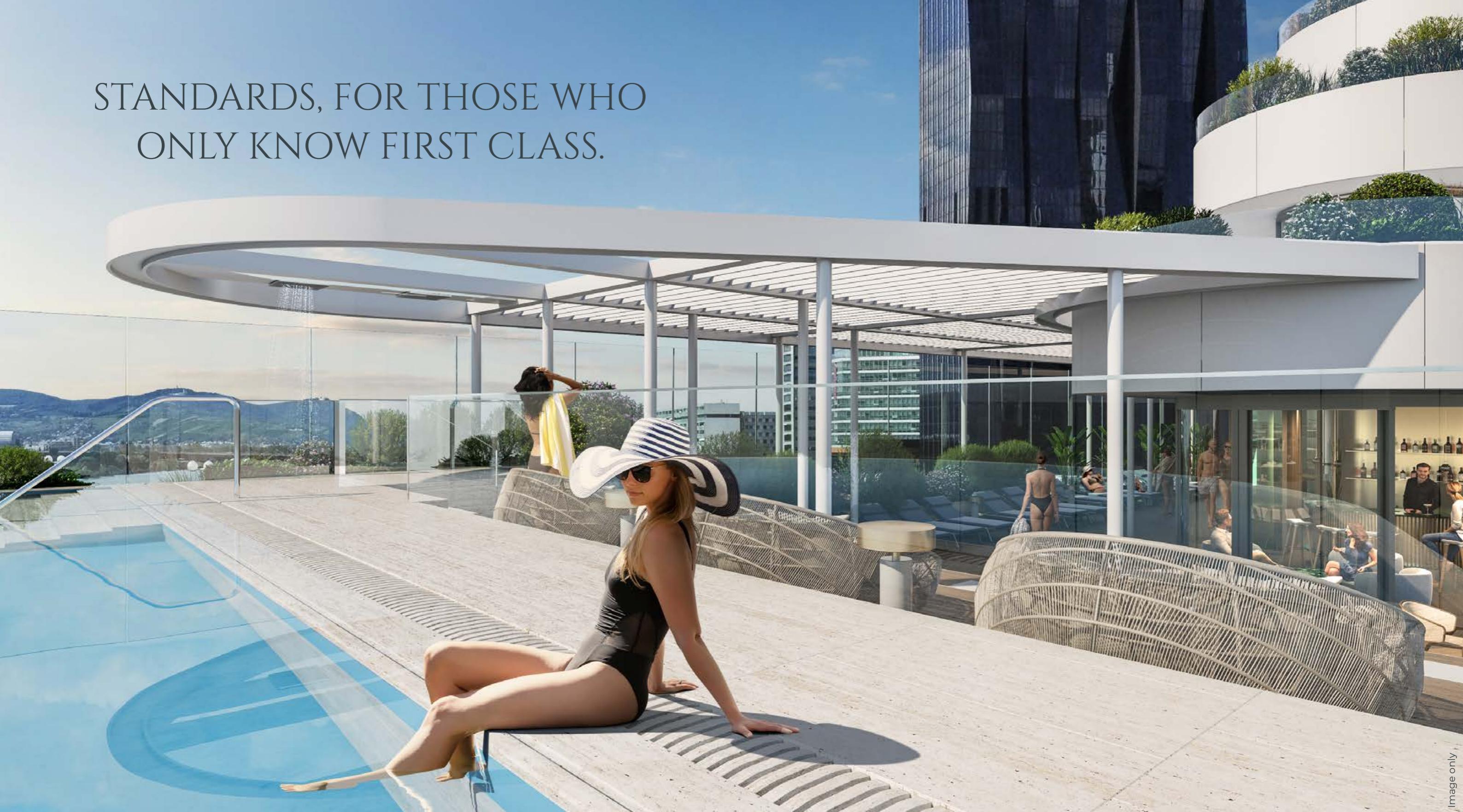


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Living in DANUBEFLATS means exclusive lifestyle included.

Whether you want to relax in tranquility, invite and impress friends, or meet business partners in an exclusive ambience, from the moment you move in, you become part of a lifestyle that's second to none.

- Year-round heated Pool
- Spa with Sauna and changing rooms
- Fully equipped Gym
- Yoga Room
- Cocktail Bar
- Business Lounge for private meetings

# DIVE INTO ENDLESS PERSPECTIVES.



Image only

Whatever the weather, be it a bright spring morning, a balmy summer evening or a late autumn afternoon, relax and recharge in the year-round heated pool of DANUBEFLATS. With a drink in hand, dip your toes in the sparkling waters and enjoy the changing seasons of the stunning riverside panorama.



THE BEAUTIFUL SIDE  
OF LIFE.

Sit back. Let your eyes wander. Enjoy exclusive services.  
Treat yourself to a lovingly prepared drink. And feel assured:  
This moment is unique - like the Cocktail Bar in DANUBEFLATS.



## FITNESS DELUXE.

How to achieve your fitness goals? Have your own gym at home. The facilities at DANUBEFLATS offer a generous range of fitness options for your personal training, including a secluded yoga room for undisturbed

sun salutations. And when you want to take your sports outside, running and cycling paths take you from the doorstep along the water and into beautiful nature.

# THE EVENT LOUNGE, CAUSE FOR CELEBRATION.



Image only

Invite your guests, sit back and enjoy the party! When hosting an event at DANUBEFLATS, it really is as simple as that. The Event Lounge offers a fully integrated sound system, kitchen facilities and beautiful entertaining space to cater for any event you might wish to host. In the knowledge that everything is ready at your fingertips, you can relax and enjoy the party.

- Perfectly equipped Event Lounge
- On the 12th floor with beautiful views of the Danube
- Fully equipped kitchen for self-catering or catered events
- Fully integrated sound system
- Exclusive use for DANUBEFLATS residents
- Convenient booking via the in-house App

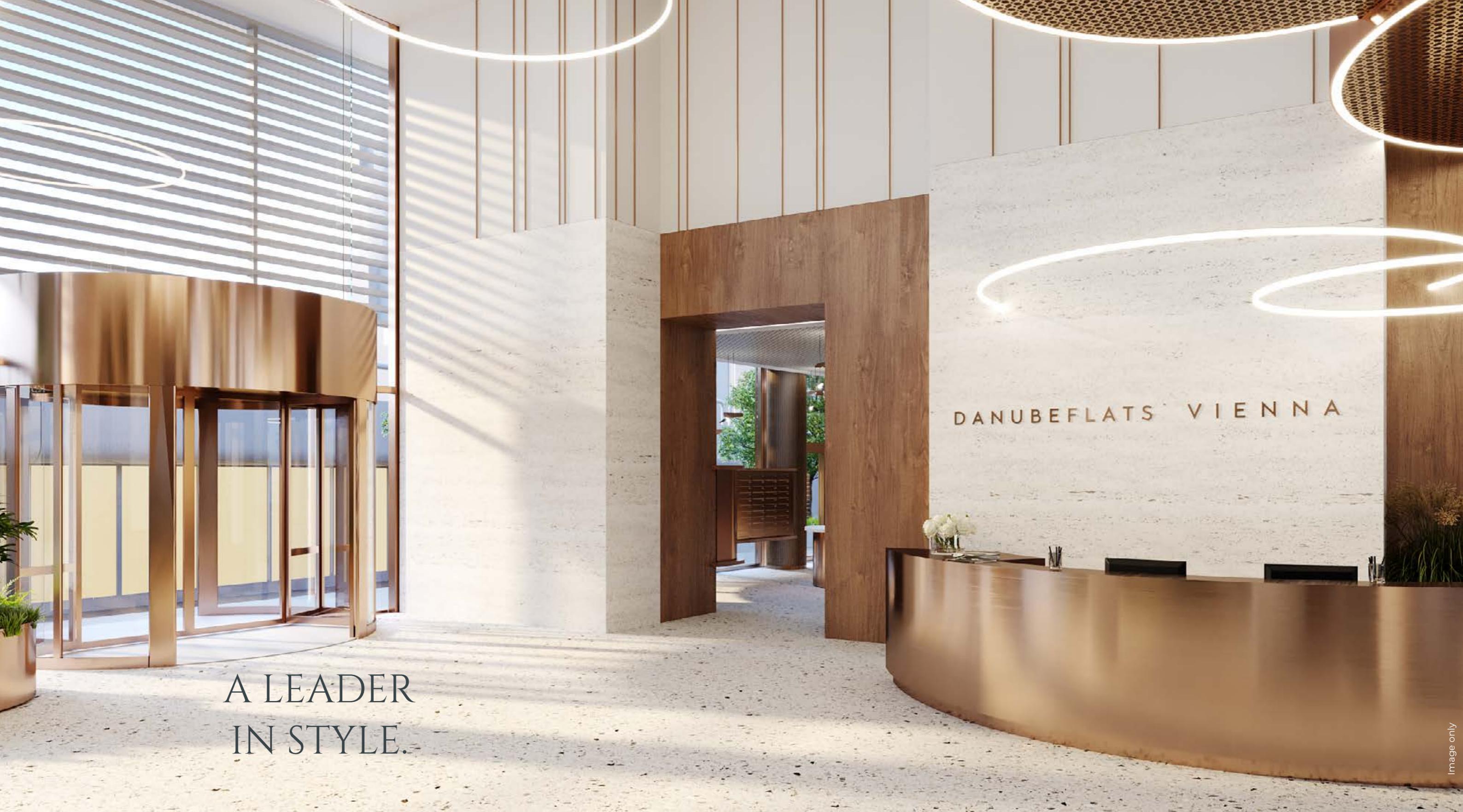


REACH THE TOP IN THE  
EXECUTIVE LOUNGE.

Image only

Savour exclusivity at the highest level in the Executive Lounge on the 32<sup>nd</sup> floor of DANUBEFLATS. In a members' club atmosphere, enjoy a refined drink with the best views in the city, browse a selection of international newspapers, or relax and enjoy a movie or the latest sporting events on the big screen.

Designed for high-level comfort and elegance, the Executive Lounge is for the exclusive use of the High-Rise Floors residents and can also be reserved for private functions.



## A LEADER IN STYLE.

From the monumental exterior to the magnificent interiors, DANUBEFLATS exudes refinement, where architecture and design unite to form an exquisite whole.

From the moment you enter the Lobby, residents and visitors are welcomed into an atmosphere of comfort and class.

Valuable materials chosen throughout combine in a perfect balance of function and design. And in a series of elegantly styled interior spaces, form, color, structure and light integrate and harmonize to make you feel at home. Its love at first sight.

## A LOBBY, THAT REACHES FOR THE STARS.

DANUBEFLATS provides you with a level of exclusivity usually only experienced in world-class hotels.

The doorman not only welcomes you and your guests but ensures maximum security and provides services related to care of the property. A personal concierge service is also available on request and you can rest assured that your security, privacy and comfort are the top priorities.

- Elegant lobby with doorman
- Optional concierge services
- Exclusive, discrete and trustworthy service



Image only



## THE CAR PARK, TOP OF ITS CLASS.

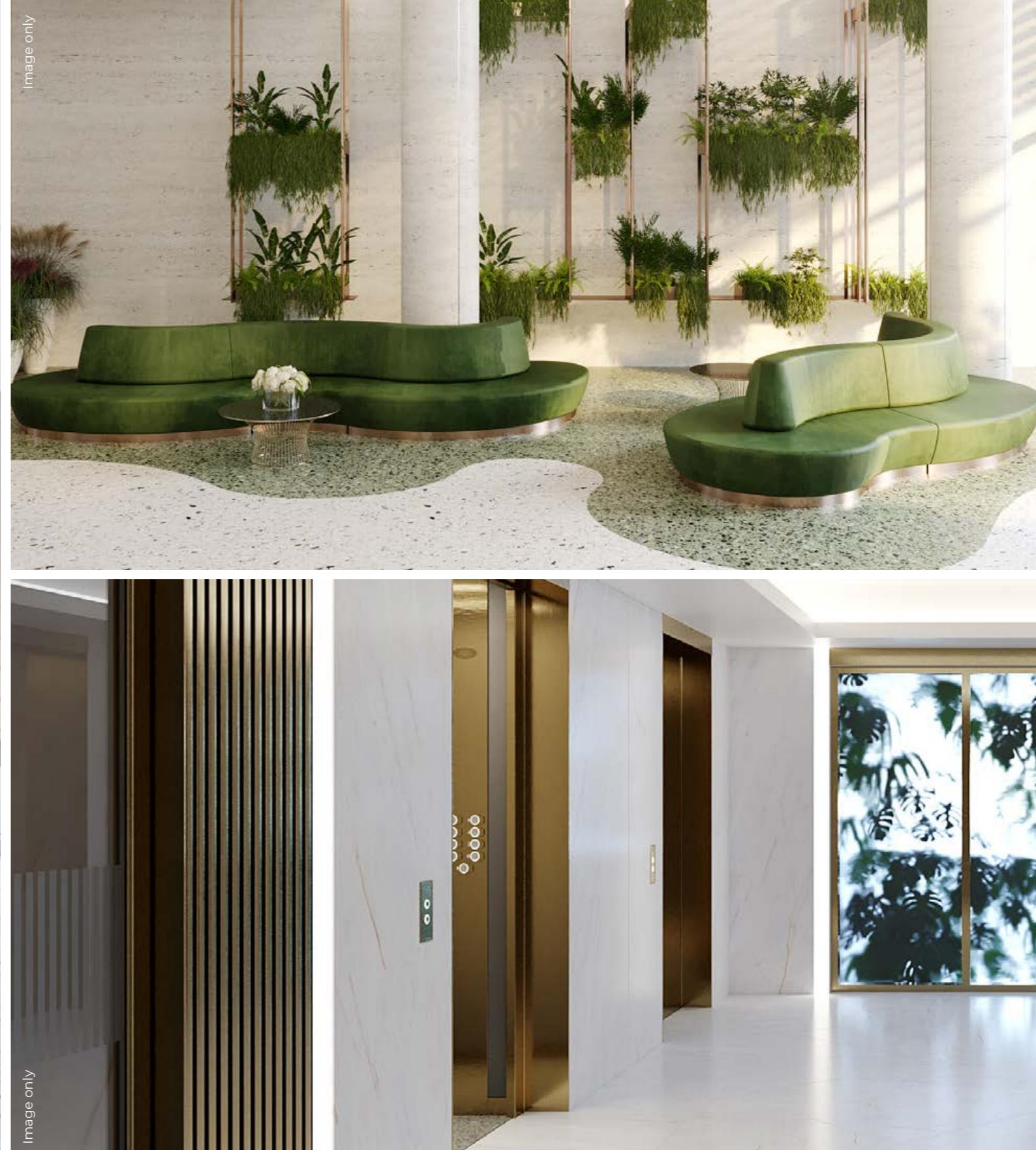
You know you are home when the garage says 'Welcome!'  
Every time you enter the in-house car park you feel reassured – the light and  
landscaped planting all contribute to the feeling of safety and space.

Automated entrance to the garage employs license plate recognition.  
And should you not own a car, in-house car rental can be booked via the  
DANUBEFLATS App.



Image only

At DANUBEFLATS each detail follows the highest standards and nothing is left to chance. Every corridor, every staircase and even the mailboxes are designed by interior designers.



The elevators in DANUBEFLATS are also in a class of their own. Two of the lifts will be among the fastest in the country. Operating almost silently, they hold magic mirrors – entering the lift, the rear wall appears as a full-length mirror but turns into a screen as you move, and what you will see there is guaranteed to impress.



Image only

CLASSIC



Image only

STYLE



Image only

ELEGANT

## BE SPOILT FOR CHOICE.

Individuality is precious – and at home in DANUBEFLATS. The bathroom fittings, for example, can be chosen from the design options: *Classic*, *Style* or *Elegant*. Each line is furnished with custom-made washbasins, mirrored cabinets, and generous bathroom countertops.

All of the elements coordinate harmoniously with each other and impress with their high-end, timeless quality.

# LEISURE AT ITS FINEST.

Nothing is more valuable than your free time – and DANUBEFLATS offers you a wealth of opportunities to spend it well.

Inside the residential building itself, as well as in the surrounding open spaces and the historic city centre, you will find plenty to entertain and explore.

Whether you chose to relax in nature, experience a rich cultural life, or enjoy the plethora of restaurants, shops and cafés, you'll find it all right on your doorstep.

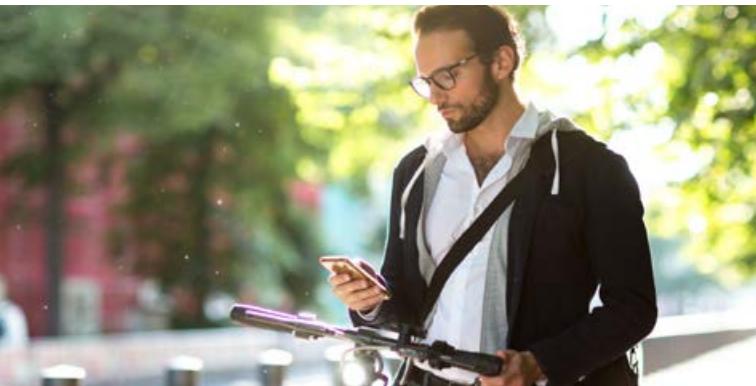
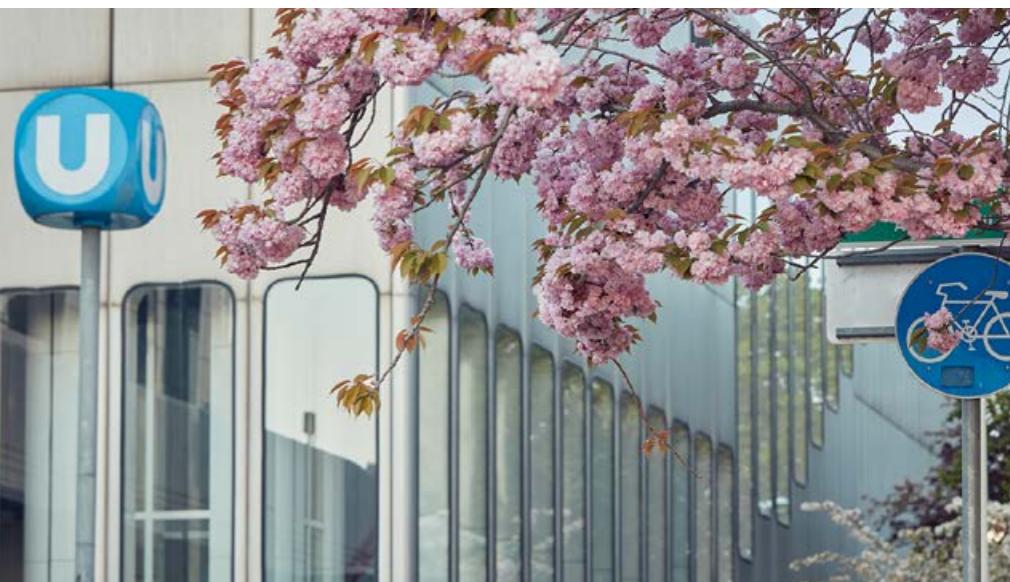
- Wonderful nature reserves and recreational areas on the doorstep: Danube, *Donaupark*, *Donauinsel* and the *Alte Donau* are all within walking distance
- Direct access to the Danube free swimming areas with changing rooms
- Ideal for sport, leisure and relaxation activities
- Vienna City center and the Prater Park are just moments away
- Boat rental on the *Kaiserwasser* lake
- Prime cycling routes from the doorstep
- Excellent restaurants, in-house and in the immediate area, for example: the DC Tower with high-quality restaurant and bar, *Copa Beach* directly on the *Neue Donau* a variety of restaurants and bars, the *Bootshaus* and the *Strandcafé* restaurants on the *Alte Donau*



# LIMITLESS CONNECTIONS.

For a life spent on the go, it's better to have options that move you. A stone's throw from Vienna International Airport. Underground connections on the doorstep to the historic center and rest of the city. Ease of travel to top skiing and holiday regions. And for everyday life you'll find shops, local suppliers, attractive restaurants and numerous doctors and other services in the immediate vicinity.

That's how DANUBEFLATS keep you connected.



- International environment, UN Headquarters, Austria Center (Vienna's largest conference and exhibition space) and numerous international companies
- Excellent connection to the historic city center and airport
- In-house restaurant and supermarket
- In-house hotel with serviced apartments
- Bilingual kindergarten, elementary and high schools in the immediate vicinity, including Vienna International School and Danube International School
- Underground station adjacent to the building
- Numerous doctors in close proximity
- *Donauzentrum* (Vienna's largest shopping mall) can be reached in a few minutes

# NUMBER 1 FOR QUALITY OF LIFE.

Vienna is a fascinating and beautiful city, reflecting history in every corner. It is also the first destination for quality living – according to Mercer and the Economist Intelligence, Vienna has consistently offered the highest standard of life in the world for years – and has been named 'Most Prosperous City' by the UN.

With a strong economic climate, stable growth in the region and strategically positioned between Western Europe and CEE, Austria's capital is the ideal location for international companies. Over 380 company headquarters and a large number of renowned international organizations such as the UN, IAEA, OSCE and OPEC are already based in Vienna.



	Car	Underground
City Centre	12 min	10 min (U1)
Prater	5 min	7 min (U1)
Airport	18 min	35 min (U1+S7)
Central train station	15 min	20 min (U1)
Donauzentrum	5 min	7 min (U1)
Vienna Int. Center	2 min	2 min (U1)



- Highest standard for quality of life
- Art and culture: around 200 museums in Vienna, hotspot of the international art scene
- World-class music, drama and opera (Musikverein, Opera House, Konzerthaus, Burgtheater)
- History and tradition, UNESCO World Cultural Heritage site
- Bars, cafes, restaurants for the highest demands
- Lifestyle and shopping at its best



# PROJECT DEVELOPMENT

## S+B Group

For more than 35 years, S+B Group AG - an international, private project developer in Vienna, Warsaw, Prague and Bucharest - has been realizing complex projects as investor and project contractor.

The family-run team – led by the Vorarlberg building contractor Reinhard Schertler and the Viennese general planner Alfred Michael Beck, with long-time directors Wolfdieter Jarisch for Austria and Franz Paul Bauer for the CEE area, and the two directors Edmund Völker and Wolfgang Eder responsible for finances and balance sheets – are specialists in planning, construction management, commercial control and marketing of high-quality construction projects.

Numerous large projects are currently underway in Central and Eastern Europe. With an investment volume of more than EUR 4 billion, properties with 1,200,000 m<sup>2</sup> of usable space have already been completed.

[www.sb-gruppe.at](http://www.sb-gruppe.at)

## SORAVIA

SORAVIA is an owner-managed family company. The name Soravia has stood for continuity in the construction and real estate business for over 140 years.

Under the direction of CEO Erwin Soravia and CFO Peter Steurer, the group of companies focuses on the business areas of urban development, privately financed housing, commercial projects, subsidized housing, hotel developments and the revitalization of listed properties.

SORAVIA supplements the core business of real estate project development with service companies in the areas of facility, property and asset management. In addition, SORAVIA holds shares in the internationally renowned auction house Dorotheum and the rapidly expanding Ruby Hotels hotel group.

With over 620 projects completed and a project volume of over EUR 6.3 billion, SORAVIA is among the leading real estate project developers in Austria and Germany.

Across its interests, SORAVIA employs some 3,300 people.

[www.soravia.at](http://www.soravia.at)

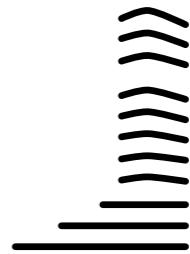
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#### MASTHEAD:

A project of the S + B Group and SORAVIA, DANUBEFLATS GmbH & Co KG, Löwengasse 47, 1030 Vienna

**Concept and design:** Yana Boyer-Telmer/SORAVIA, FABIAN Design und WerbegmbH

**Renderings:** Squarebytes, Labvert, A01 Architects, OLN

**Photos:** istockphoto.com

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