

Facts & Figures

Living + Working

aspern Seestadt is one of Europe's **largest urban development projects**. Begun in 2010 on the basis of the master plan approved in 2007, it has since been developed into a new, multifunctional urban centre combining high-quality sustainable housing – flats for sale and let, serviced apartments, student accommodation, etc. – with innovative, future-proof office space, premises for manufacturing enterprises & service providers and science, research and educational facilities, rounded off by a comprehensive urban infrastructure. A smart city with a heart, designed to accommodate the whole spectrum of life, with links to the rail stations, airports and centres of the twin cities of Vienna and Bratislava. Planned as a new regional centre for the Donaustadt district in north-eastern Vienna, **aspern** Seestadt has a development horizon of approx. 25 years, with full utilisation planned into the 2030s. More than a third of the project has already been realised.

KEY FIGURES
(FINAL EXPANSION)

- Total site area of **240** hectares
- **50%** of the site is reserved for high-quality public open spaces
- More than **25,000** residents
- Space for over **20,000** workplaces and training placements
- Over **11,500** high-quality housing units
- Total investments amount to approx. **6bn** euros
- New buildings with a planned total gross floor space of over **2.6m** m²

Plan + Status Quo



Masterplan:

FASCINATING FACTS

- **12.000+** people registered
- **5.000** housing units built, around **1.000** currently planned
- **5 hectare** lake around **19.5** ha outdoor recreational space (parks and lake combined)
- **600+** enterprises
- **6.000+** people now work at Seestadt

Seecarré Quarter

- The Seecarré forms part of the "Green Axis" of Seestadt - green and largely car-free, with integrated traffic-calming measures
- Good mix of **subsidised and privately financed** flats
- **Small retail units** along the stretch of Sonnenallee
- Adjoined within walking distance by the Lakeside Terraces and the **Co-Creative Mile,** a vibrant shopping and leisure zone
- Presentation of the winning concepts for building plots F5, F6, F7, F9a/F9b, F10, F12, and F13 in June 2025.
- Construction commences in 2027

Lakeside Terraces Quarter

- **Landmark high-rises** with stunning apartments along the Seestadt Promenade, a waterfront promenade with eateries and space for strolling
- Part of the **Co-Creative Mile** – a shopping and leisure zone that will extend from Aspern Nord station down to Zaha-Hadid-Platz
- Construction of the “LIL-Y am See” project began in spring 2026, the building plots G11 and H5 are in the planning stage
- A total of approx. 89,000 m² GFS incorporating 1,000 housing and commercial units.

Lakeside Crescent Quarter

- First mixed-use **residential**, **business** and **commercial** quarter to the north of the lake
- First neighbourhood-wide rollout of the "**Sponge City**" rainwater management system (see p.10)
- Home of the Elinor-Ostrom-Park, Gewerbehof Seestadt, the second school campus, the public library, the youth centre and the VHS Kulturgarage events venue, among others

Lakeside Park Quarter

- **Office quarter** in the southern part of Seestadt
- **Restaurants**, **bars**, **cafés** and **shops** in the pedestrian zone
- **Attractive office premises**, privately financed apartments, a hotel and sports facilities

Production + Innovation

- **Industrial zone** to the south and south-west of the lake
- **Diverse mix of company premises:** from an ice-cream production facility and the ARIANA events venue to flagship enterprises such as HOERBIGER, wienwork, etc.

Pioneer Quarter

- The **first Seestadt neighbourhood** to be completed.
- Here you'll find the 1st **shopping boulevard**, Seestadt's first **school campus** and the **federal secondary school** on **Maria-Trapp-Platz**, together with the park of the same same.

Business + Production

The location with much more to offer



Seestadt Technology Centre

As a hub for Industry 4.0, R&D and tech-based companies, the **Vienna Business Agency's Technology Centre Seestadt** currently offers almost 18,000 m² of floor space in three buildings. Tenants include the European Institute of Technology (EIT), TU Vienna's pilot factory for Industry 4.0, the University of Sustainability and numerous innovative start-ups.

HoHo Wien

With 24 storeys rising to a height of 84 metres, HoHo Wien is one of the world's tallest hybrid timber high-rises, with 75% of the structure made from wood. The timber is Austrian-grown spruce, which in the forest would have a grow-back time of 75 minutes. HoHo Wien consists of three high-rise towers. The high-rise building is connected to the HoHo Next through the first basement level. The in-house garage comprises 54 parking spaces, some of which are used by one of the tenants, the Dormero Hotel. Other tenants include the Gate9 Health Club, office-as-a-service provider andys.cc, tech2people with its new robotic neurotherapy centre, wienwork, ASFINAG or the business consulting company cbs.





NOA22

In two six-story buildings, the new NOA22 Health Center at Simone-de-Beauvoir-Platz offers approximately 10,000 m² of high-quality space for medical services.



ROBIN

The ROBIN building complex is the most sustainable workspace in the city. Among others, a university hub with three educational institutions has moved into the ROBIN Seestadt.



DID YOU KNOW...

that Seestadt offers **premises and facilities** that tick all the boxes for **modern modes of working** – be it **starter premises, micro-offices, combined home & workspace solutions** or **large-scale office suites**. **andys.cc** at Hoho Wien is just one of the providers offering modern, multifunctional, sustainable **co-working spaces**, **meeting rooms** and other **tailor-made facilities**.

Business + Production

The location with much more to offer



Gewerbehof Seestadt

Completed in late 2022, the 7,500 m² **"Gewerbehof"** is a smart new location for crafts, manufacturing and associated services.

GOOD TO KNOW

The underground loading bay of the Gewerbehof is spacious enough that even articulated lorries can drive through without having to turn round. The building's robust construction with heavy-duty ceilings and lifts means that production can be carried out on all levels.

What's next?



ÖFB Campus

In the eastern part of Seestadt, the Austrian Football Association ("Österreichischer Fußballbund - ÖFB") has been building a new shared home for its national teams on 55,000 m²: the headquarters offers a training center with an integrated administrative office. In addition to a small stadium, three natural grass pitches, one artificial turf pitch, locker and functional rooms, accommodation facilities, and modern office spaces have been completed. The Campus has been officially opened in spring 2026.



Central vocational school

Currently under construction on Edith-Piaf-Straße, the new central vocational school building will provide space for approximately 7,500 students and 350 staff members. Spanning 29,000 m², the facility will unite seven vocational schools under one roof. School operations are set to begin in September 2028.

Start-up + Global player

The anchor businesses at Seestadt



“Foodmakers´ Quarter”

The **"Manifattura del Gelato"** of the **Molin-Pradel ice-cream manufacturers** from Schwedenplatz and the **“Kasnudl Stadtküche”** are the anchor businesses for Seestadt as an exciting new centre for innovative food producers ("Foodmakers' Quarter"). Since 2025, **Xocolat** has been producing fine confections and exquisite chocolate in its manufactory at the Gewerbehof.

Biotech and pharma hotspot

Biotech company **BIOMAY** moved into its new headquarters at Seestadt in January 2022, increasing its production capacity tenfold. With **global pharmaceutical company TAKEDA** (under construction), start-up **nagene** and Swiss pharma company **Vaccentis** also taking the decision to open premises here, Seestadt is once again proving its credentials as a biotech and pharma hub. The TAKEDA site will open in 2026.





wienwork

The social enterprise **wienwork** creates and arranges jobs and training placements for people who are disadvantaged in the labour market. Its operations at Seestadt comprise seven business areas and numerous projects. The company currently employs 820 people in Vienna. Nearly 500 of them work in Seestadt, along with 180 apprentices in inclusive vocational training.



HOERBIGER

International technology group **HOERBIGER Holding AG** has established its regional headquarters at Seestadt in 2016, with over 600 workplaces on a gross floor area of 24,000 m².

Out and about + In the right place

Mobility



MODAL SPLIT-TARGET

Seestadt is already close to reaching its **modal split target**, even before full completion of the public transport network:

- 46.6% cycling and walking
- 31.7% public transport
- 21.7% private motorised transport

Thanks to the excellent transport infrastructure, private car ownership at Seestadt is especially low, with **242 cars per 1,000 residents**.

For detailed info, see:
www.mobillab.wien/storymaps

Bike hire systems + Car-sharing

With the '**SeestadtFLOTTE**,' Seestadt introduced a bike-sharing service back in 2015, creating an important and well-used component of its mobility concept. In spring 2025, Vienna's public transport operator Wiener Linien expanded its bike-sharing system, **WienMobil Rad**, in ccoperation with Wien 3420, replacing the Seestadt's own rental bike system. A total of eight stations at key locations now offer bicycles, electric cargo bikes, and bikes with integrated child seats. In addition, several **car-sharing services** are available in Seestadt.



Out and about + In the right place

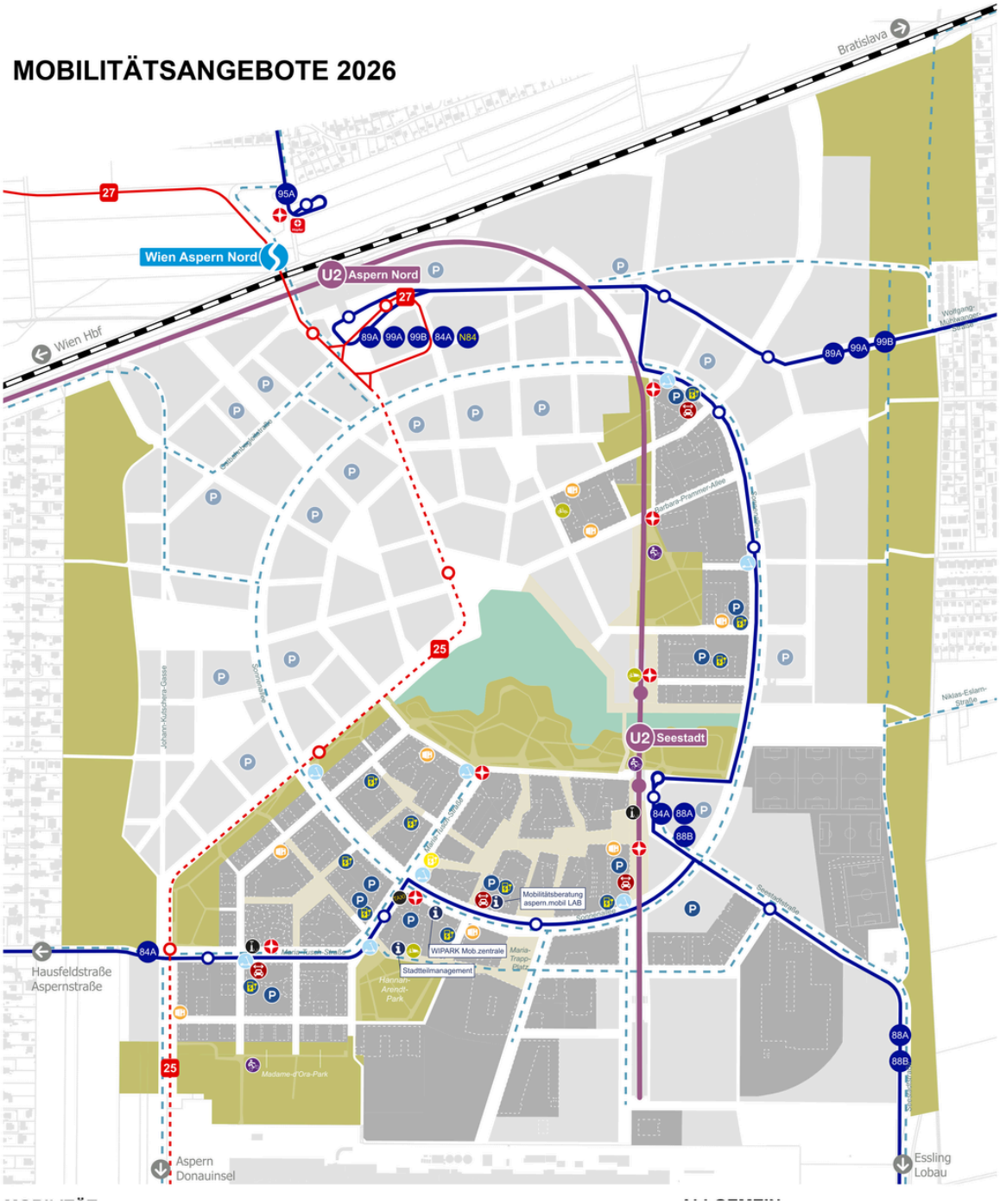
Mobility

Cars + communal parking

Parking at Seestadt is in indoor **communal car parks**, where you'll also find a total of 73 charging stations for e-vehicles. All member businesses on the Maria-Tusch-Straße shopping boulevard hand out parking vouchers to customers who shop or consume food/drinks on their premises. Short-term parking and loading zones are provided in various locations for drivers making brief stops, and there are several designated disabled parking spaces.

Public transport

Thanks to the **U2 metro link with two stations**, the **"Aspern Nord" interchange** with access to local/regional rail services, **eight bus lines** and **another tram line in the pipeline**, the heart of Vienna and several key transport hubs can be reached in just 20 to 30 minutes. The new tram line 27 has been serving Aspern Nord station since autumn 2025, with line 25 due to arrive at Seestadt in 2027.



Learning + Experiencing

Educational and cultural facilities





With two municipal school campuses, a federal secondary school, numerous nurseries and kindergartens, **the private university of sustainability, a higher-education hub** in the ROBIN building and an adult education centre, Seestadt offers **educational facilities for all age groups**. A **third school campus** and a second general secondary school are in the pipeline. A **vocational school campus** for around 7,500 students per year is currently under construction and is planned to open in 2028.

The **“Kulturgarage”**, a cultural centre and events venue in the basement of a multi-storey car park in the Lakeside Crescent Quarter, offers space for more than 450 people. At the "**Seestadt Studios**", visual and performing artists find spacious facilities consisting of a main hall, two studios and three co-working spaces.





The award-winning **ARIANA** events hall ("BIG See Architecture Award") is the m**ost state-of-the-art events venue** in Vienna, with 1,125 m² of space for indoor events and a generous outdoor space for up to 830 people.

Shopping + Enjoyment

aspern Shopping



The first two phases of the **centrally managed shopping boulevard**, with around 8,000 m² of shopping and F&B space, have already been realised by **aspern** Seestadt Einkaufsstraßen GmbH (a joint venture between Wien 3420 aspern Development AG and SES Spar European Shopping Centers). A similar amount of floor space is occupied by ground-floor retail and F&B premises built and let by individual project developers. Visitors can find a variety of changing offerings every Friday at the Mazzucco Market on Eva-Maria-Mazzucco-Platz, featuring products such as fruits, vegetables, meat, and fish. Special events take place on the last Friday of each month.

GOOD TO KNOW

With the **HoHo Dormero Hotel**, the **FeelGood Apartments** and the **room4rent Serviced Apartments** in the Vienna Academic Guesthouse, around 350 beds are available for overnight visitors.







urban + green

Careful use of resources and climate resilience

FASCINATING FACTS

- Approx. **600.000 tonnes of material from the excavation of the lake** have been processed at the Seestadt construction logistics centre and recycled for use as building material on site.
- the **concrete from the dismantled airfield runways was recycled** and used to build roads and thoroughfares.
- **7.5 million kilometres truck journeys** reduced to and from Seestadt (until 2024)
- avoiding around **8.400 tonnes of CO_2 emissions**. *(until 2024)*

Land consumption per resident at Seestadt is just **66 m²**, compared with Vienna where the figure is currently around 127 m². In the municipalities surrounding Vienna it rises to as much as 1,000 m² and over.*

Building Quality:
In terms of building quality, Seestadt forged new paths from the outset: the mandatory standard for all new Seestadt projects was raised from an initial 750 to currently 800 out of a possible 1,000 points, based on the Total Quality Building (TQB) criteria of the Austrian Sustainable Building Council (ÖGNB). Several upcoming projects (LIL-Y am See, Pier 05, J6) will already be subject to the new, comprehensive standard **"aspern klimafit"**, focussing on sustainable reduction of the carbon footprint.

More information:
www.aspern-seestadt.at/klimafit

ASCR develops and researches pioneering solutions in the fields of Smart Building, Smart Grid, Smart User and Smart ICT – directly in practice, across several real testbeds such as the Seestadt's low-voltage network or the Technology Centre 2.

To optimise management of rainwater run-off and improve conditions for trees, Vienna's **"Sponge City"** dual infiltration rainwater management model (rainwater retention system irrigates trees to improve the microclimate) was installed for the first time in the Lakeside Crescent Quarter at Seestadt. In the dual infiltration system, rainwater is channelled into interlinked underground gravel beds instead of running off unused into the sewer network. The retained rainwater is then available to irrigate the trees, which are selected for their resilience and given plenty of space around their roots; they thus live much longer and form larger crowns, providing better shade than conventional street trees. When the Seestadt development is complete, almost two-thirds of the site will be equipped with this rainwater management system.

Link to video with detailed information.



*Sources: Statistik Austria, UIV, Stadt Wien, Wien 3420

yesterday + tomorrow

Milestones



The forthcoming sale and development phases in the northern section of Seestadt comprise the **commercial areas east of the metro line**, initial sections of the **Lakeside Terraces Quarter** on the attractive **northern waterfront**, another **school campus** and **the Seecarré**.



Current construction activities include work on the **“Nelson-Mandela-Platz”** (completion in summer 2026) at Aspern Nord station, as well as preparations for projects in the Seecarré and Lakeside Terraces Quarter.



With the **high-rise designs** unveiled in 2023 for the signature building plots J6 in the eastern Lakeside Park Quarter and H5 and H1 on the waterfront of the Lakeside Terraces Quarter, the Seestadt skyline is about to become even more expressive. With their striking architecture, the three ensembles **"Seestadtkrokodil"**, **"Pier05"** and **"LIL-Y am See"** will be eyecatching new additions to the cityscape.



The main focus will be on the expansion of commercial space, the development of further residential neighbourhoods and the shopping boulevard, which will extend from the **central transport interchange at Aspern Nord/Nelson-Mandela-Platz** through to **Zaha-Hadid-Platz** on the northern waterfront.

EVA: Evaluation, Interim Assessment and System of Objectives

The **aspern** Seestadt project underwent a comprehensive evaluation, a goal system was developed, and measurable KPIs were established. Following the pilot reporting in 2024, regular reporting will take place.



Would you like to learn more about **aspern** Seestadt?



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