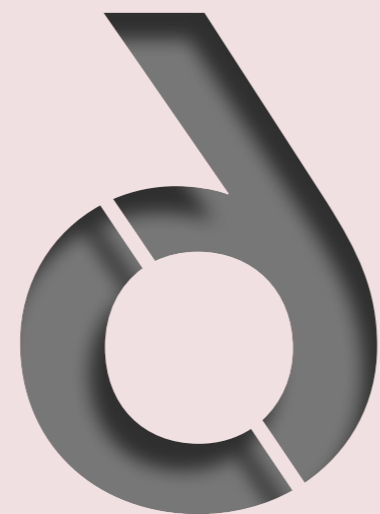




good reasons for
LeopoldQuartier LIVING





 **Waldfonds
Republik Österreich**

Eine Initiative des Bundesministeriums
für Land- und Forstwirtschaft, Regionen
und Wasserwirtschaft



Leopold Quartier

LIVING



Built for the future.

**Leopold
Quartier**

LIVING

**“In LeopoldQuartier LIVING,
a vision is becoming a reality:
climate-friendly construction in the form
of a trailblazing urban quarter.
LeopoldQuartier LIVING has a timber design
and will attract people who want to
experience answers to climate change
in their everyday environment.
From an aesthetic perspective, it has palpable
added value without any limits to its use.”**

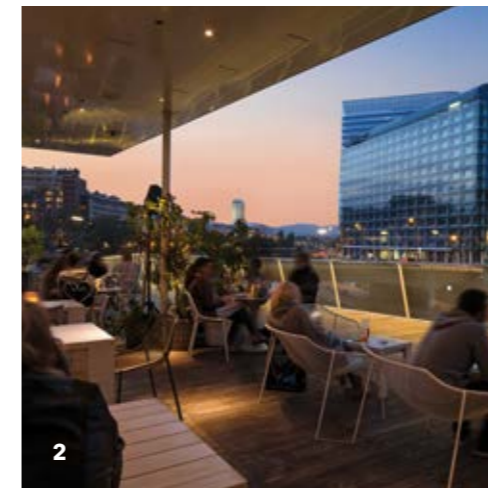


Peter Schaller,
Managing director
UBM Development Austria



Location: Close to the city

The LeopoldQuartier is in the direct vicinity of the vibrant 1st district of Vienna, which means that the best shopping streets, restaurants and cultural highlights such as St. Stephen's Cathedral are just a short walk away. With the Danube Canal on the doorstep and the Augarten Park nearby, nature lovers feel at home even in the busy city.



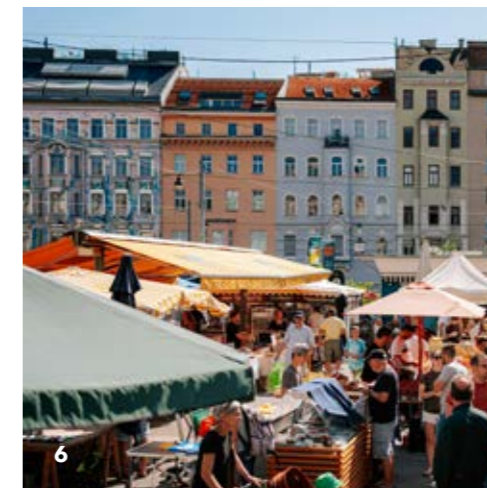
2



4



5



6



7

- 1: Kohlmarkt
- 2: Motto am Fluss
- 3: Café Hawelka
- 4: La Merce'le im Servitenviertel
- 5: Danube Canal
- 6: Kameliter Market
- 7: Augarten Park

1

LOCATION: CLOSE TO NATURE

2

Location: Close to nature

Out the door and onto your bicycle!
The LeopoldQuartier is located on the banks of Vienna's green corridor, the Danube Canal. Its bicycle paths lead directly to idyllic routes along the Danube, towards Klosterneuburg or Bratislava. The nearby Augarten Park is a place where you can breathe freely and recharge your batteries. As Vienna's oldest Baroque park grounds, it offers tree-lined footpaths, expansive grassy areas and its own outdoor family pool.

LOCATION: CLOSE TO TRANSPORT

3

Location: Close to transport

Whether on foot, by bicycle or by car - the LeopoldQuartier has excellent travel connections. The U4 train at Roßauer Lände, which is only a short walk away, takes you to the city's most important transport hubs. For long-distance travel, you can reach the airport in 20 minutes by car. The whole city centre is close by and easily reached on foot and naturally by bike.



To the Augarten Park:
5 MINUTES (on foot)



To the U4 Roßauer Lände:
5 MINUTES (on foot)



To Vienna's 1st district:
5 MINUTES (on foot)



To the airport:
20 MINUTES (by car)



Easy to get away.

In recent years, the area around Obere Donaustraße has been further developed and upgraded to create high-quality living space with offices, shops and apartments. It is a first-class location that is also easily reachable from the motorways.



And always so close!

The Leopold Quartier has enviable public transport connections and is within easy reach of all kinds of city infrastructure that make life and work simpler.

Situated between the Danube Canal, Roßauer Lände promenade and the Augarten Park, it's ideal for the culinary hotspot between Taborstraße and Praterstraße. Why not stop off at Mochi, Spelunke, Ramasuri or Ansari on the way?

Hotels

- 1 **Hotel Meininger**, Rembrandtstraße 21, 1020 Vienna
- 2 **Hotel Meininger**, Schiffamtsgasse 15, 1020 Vienna
- 3 **Hotel Imlauer**, Rotensterngasse 10, 1020 Vienna
- 4 **Hotel Babula am Augarten**, Heinestraße 15, 1020 Vienna
- 5 **Hotel Odeon**, Weintraubengasse 31, 1020 Vienna
- 6 **Sofitel Vienna Stephansdom**, Praterstraße 1, 1020 Vienna
- 7 **Mercure Vienna City**, Hollandstraße 3, 1020 Vienna
- 8 **Der Wilhelmshof**, Kleine Stadtgutmasse 4, 1020 Vienna
- 9 **Anantara Palais Hansen Vienna Hotel**, Schottenring 24, 1010 Vienna
- 10 **Hotel de France**, Schottenring 3, 1010 Vienna

Shopping

- 1 **Penny Markt**, Rembrandtstraße 29, 1020 Vienna
- 2 **Spar**, Hollandstraße 11, 1020 Vienna
- 3 **Billa**, Malzgasse 8, 1020 Vienna
- 4 **Billa**, Heinestraße 2, 1020 Vienna
- 5 **Billa**, Rotensterngasse 21, 1020 Vienna
- 6 **dm drogerie markt**, Taborstraße 25, 1020 Vienna
- 7 **Lidl**, Wallensteinstraße 55, 1200 Vienna
- 8 **Lidl**, Heinestraße 24-28, 1020 Vienna
- 9 **Schlangen-Apotheke**, Hollandstraße 15, 1020 Vienna
- 10 **Apotheke Zum heiligen Josef**, Taborstraße 63, 1020 Vienna

Food & drink

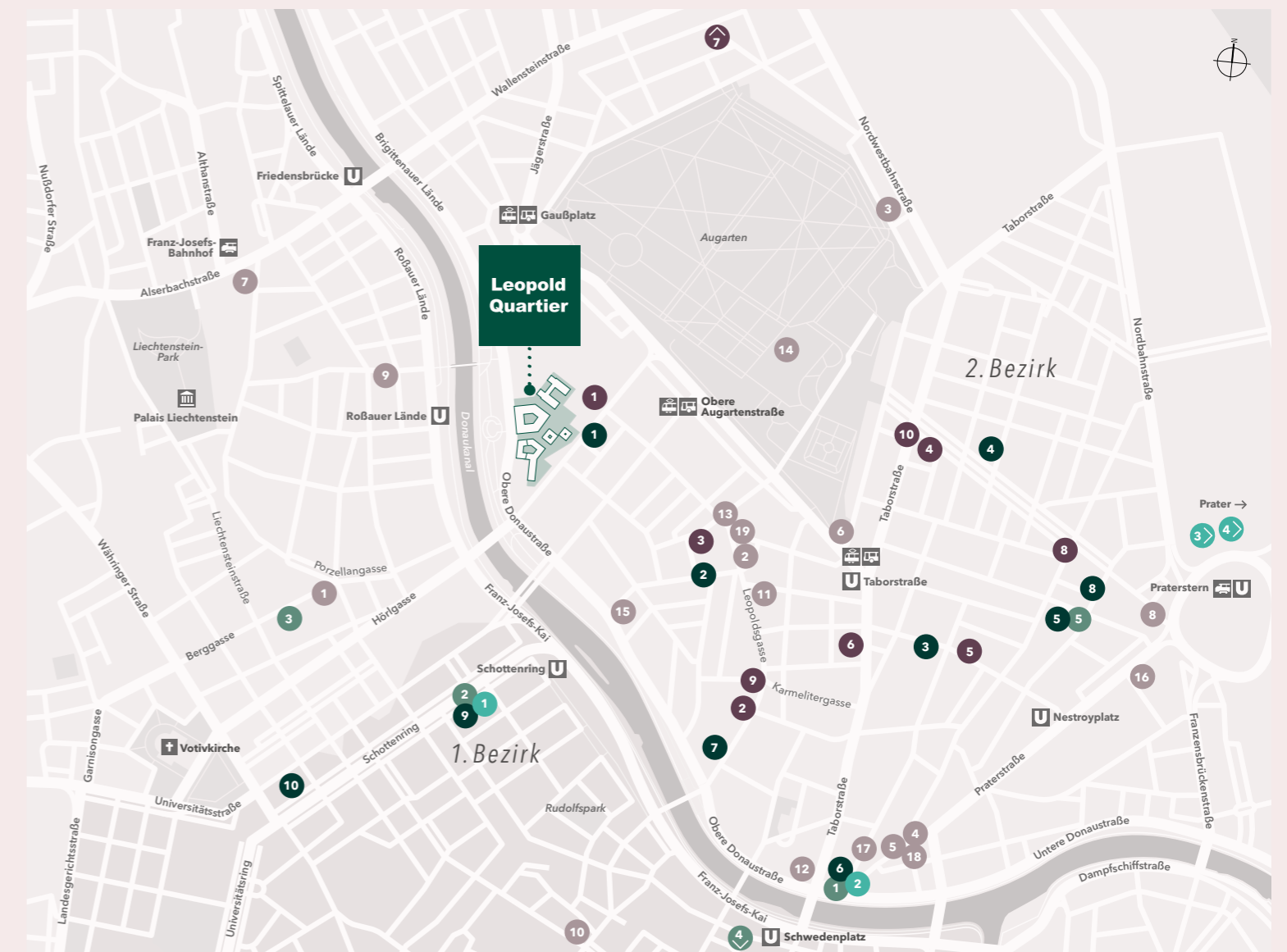
- 1 **Gasthaus Rebhuhn**, Berggasse 24, 1090 Vienna
- 2 **Pizza Mari**, Leopoldsgasse 23A, 1020 Vienna
- 3 **Am Nordpol 3**, Nordpolstraße 3, 1020 Vienna
- 4 **Ramasuri**, Praterstraße 19, 1020 Vienna
- 5 **Café Ansari**, Praterstraße 15, 1020 Vienna
- 6 **Monte Ofelio**, Obere Augartenstraße 70, 1020 Vienna
- 7 **Mast**, Porzellangasse 53, 1090 Vienna
- 8 **Gasthaus Hansy**, Heinestraße 42, 1020 Vienna
- 9 **Stomach**, Seegasse 26, 1090 Vienna
- 10 **Iko Kitchen & Bar**, Wipplingerstraße 6, 1010 Vienna
- 11 **Schöne Perle**, Große Pfarrgasse 2, 1020 Vienna
- 12 **Spelunke**, Taborstraße 1, 1020 Vienna
- 13 **Skopik & Lohn**, Leopoldsgasse 17, 1020 Vienna
- 14 **Sperling im Augarten**, Obere Augartenstraße 1, 1020 Vienna
- 15 **Zum Friedensrichter**, Obere Donaustraße 57, 1020 Vienna
- 16 **Cucina Itameshi**, Praterstraße 70, 1020 Vienna
- 17 **Mochi**, Praterstraße 15, 1020 Vienna
- 18 **Superstrada18**, Praterstraße 18, 1020 Vienna
- 19 **Okra Izakaya**, Kleine Pfarrgasse 1, 1020 Vienna

Conference

- 1 **Anantara Palais Hansen Vienna Hotel**, Schottenring 24, 1010 Vienna
- 2 **Sofitel Vienna Stephansdom**, Praterstraße 1, 1020 Vienna
- 3 **Reed Messe Vienna Congress Center**, Messeplatz 1, 1020 Vienna
- 4 **Messe Vienna**, Messestraße 1, 1020 Vienna

Wellness

- 1 **SO/ Vienna Spa**, Praterstraße 1, 1020 Vienna
- 2 **Anantara Spa**, Schottenring 24, 1010 Vienna
- 3 **Dhevari Spa**, Berggasse 18, 1090 Vienna
- 4 **Aisawan Boutique Spa**, Grünangergasse 8, 1010 Vienna
- 5 **My Days Spa**, Weintraubengasse 32, 1020 Vienna





360-degree view?

Even before the three LeopoldQuartier LIVING buildings have been constructed, you can take a look at the state-of-the-art apartments with their intelligent layouts and modern features. Simply scan the QR code to access our viewer, using your mouse to stroll through the LeopoldQuartier and into the individual apartments.



SCAN QR CODE
AND TAKE A VIRTUAL TOUR
OF THE LEOPOLDQUARTIER

www.leopoldquartier.at/en/#view





Built for the future

The LeopoldQuartier is designed to be comprehensively sustainable. Timber construction, geothermal energy and photovoltaics enable the lowest possible carbon footprint. On-site use of renewable energy sources makes energy supplies independent and also allows reliable calculations.

Natural wooden surfaces create a healthy indoor climate and provide an essential feel-good factor within your own four walls. All buildings and the entire urban neighbourhood have therefore been awarded a Pre-Certificate in Gold from the German Sustainable Building Council (DGNB).



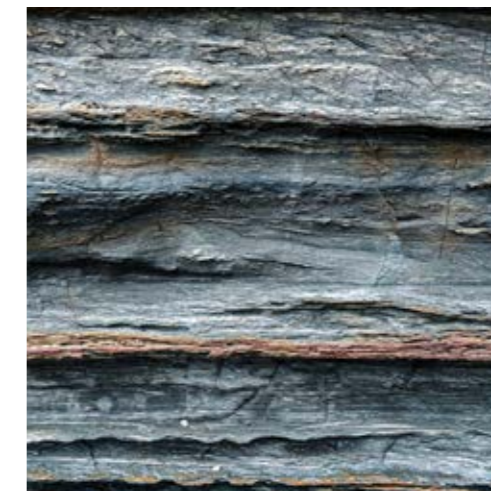
German Sustainable
Building Council (DGNB):
Pre-Certificate in Gold



TIMBER HYBRID DESIGN

High-tech sustainability

Buildings with a timber hybrid design reduce their CO₂ emissions by up to 80 percent compared to conventional structures. Besides this, modular, industrial prefabrication of the timber elements makes construction quicker, quieter and cleaner. Almost 4,000 cubic metres of spruce wood are needed to build LeopoldQuartier LIVING, which also stores around 4,000 tonnes of CO₂ over the long term.



GEOTHERMAL ENERGY

Ground-sourced heating and cooling

Energy generation for heating and cooling the LeopoldQuartier takes place entirely on-site. Via a network fed by deep wells and around 200 geothermal probes that are each buried 150 metres down into the ground, the building is heated and cooled by 4,800 MWh of energy every year. This on-site production of renewable energy also enables stable calculation of energy costs.



PHOTOVOLTAICS

Harnessing the sun

More than 1,000 intelligently positioned solar panels in the LeopoldQuartier deliver a total output of about 425 kWp. In combination with the geothermal system, this ensures a largely independent energy supply over the long term. Ecological sustainability is therefore an area in which the LeopoldQuartier truly shines. In the case of real estate, geothermal energy combined with photovoltaics is the ultimate in sustainable thinking.



Perfect layout

When it comes to buying an apartment, the floor plan is a crucial part of decision-making. The LeopoldQuartier apartments benefit from an especially efficient design. Whether 1.5 or 4 rooms, we offer compact apartments for every need. All have their own outdoor area, which creates a perfect transition to the greenery in the middle of the quarter.



Leopold
Quartier

LIVING

SAMPLE FLOOR PLAN

Obere Donaustraße 27/2, 1020 Vienna, 4th floor

Apartment - 1.5 rooms



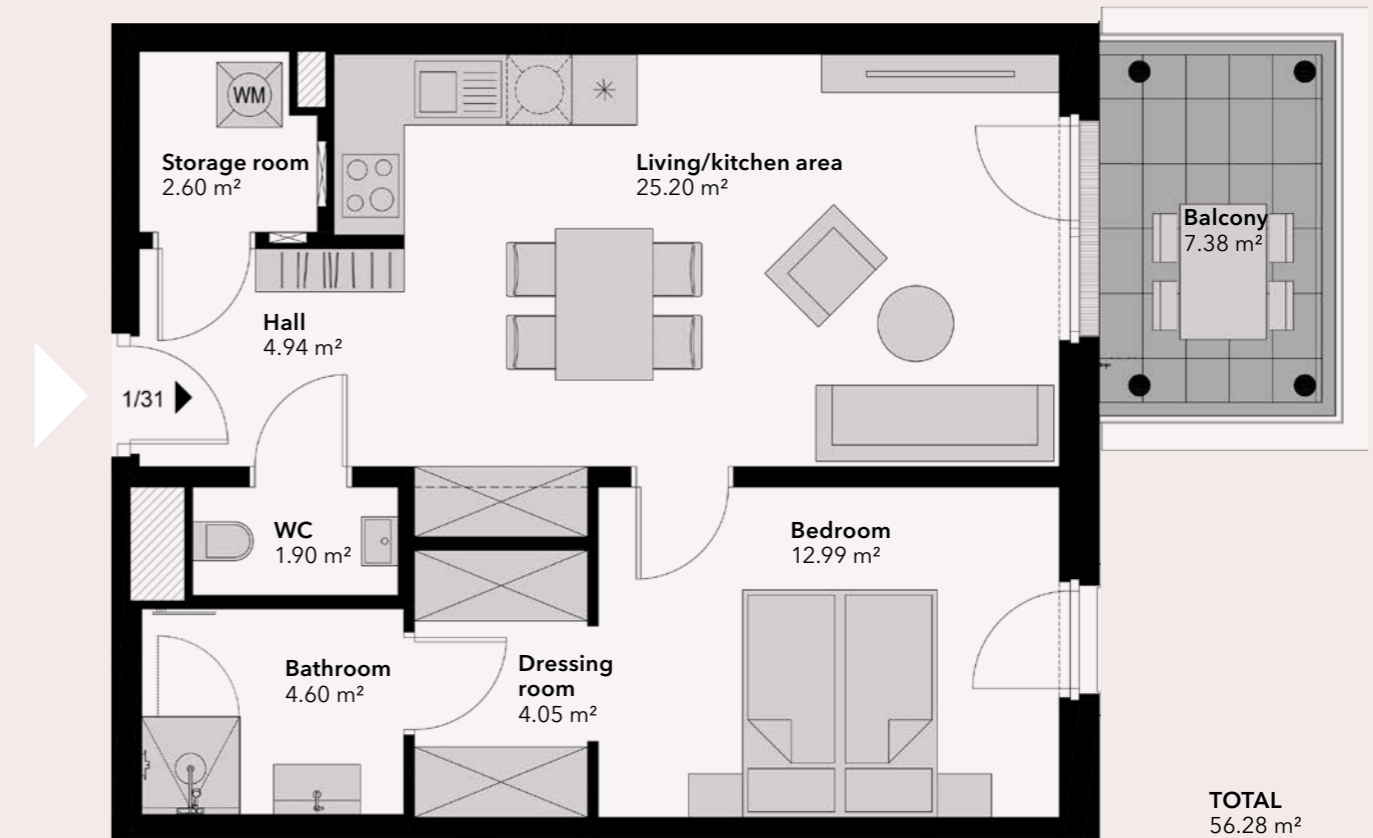
Leopold
Quartier

LIVING

SAMPLE FLOOR PLAN

Obere Donaustraße 27/2, 1020 Vienna, 4th floor

Apartment - 2 rooms



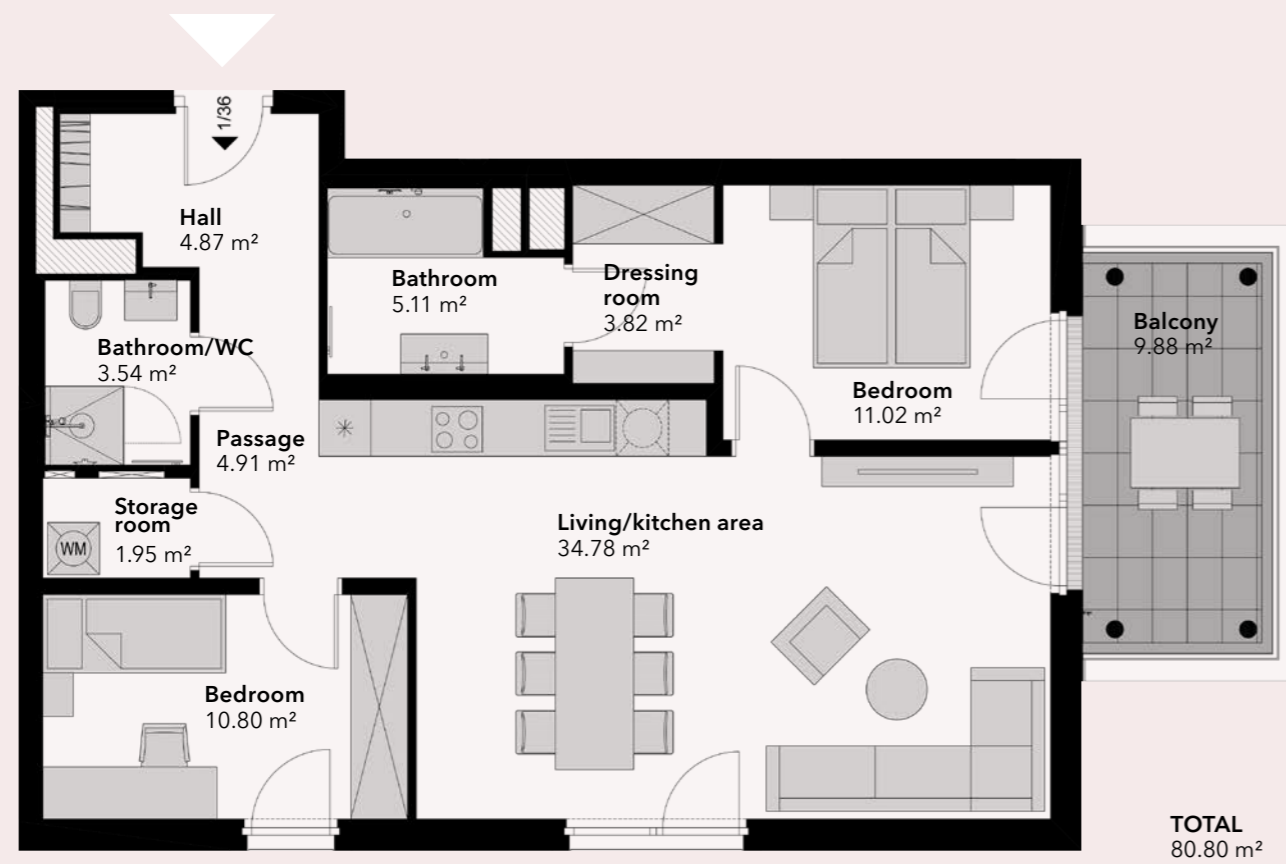
Leopold
Quartier

LIVING

SAMPLE FLOOR PLAN

Obere Donaustraße 27/2, 1020 Vienna, 4th floor

Apartment - 3 rooms



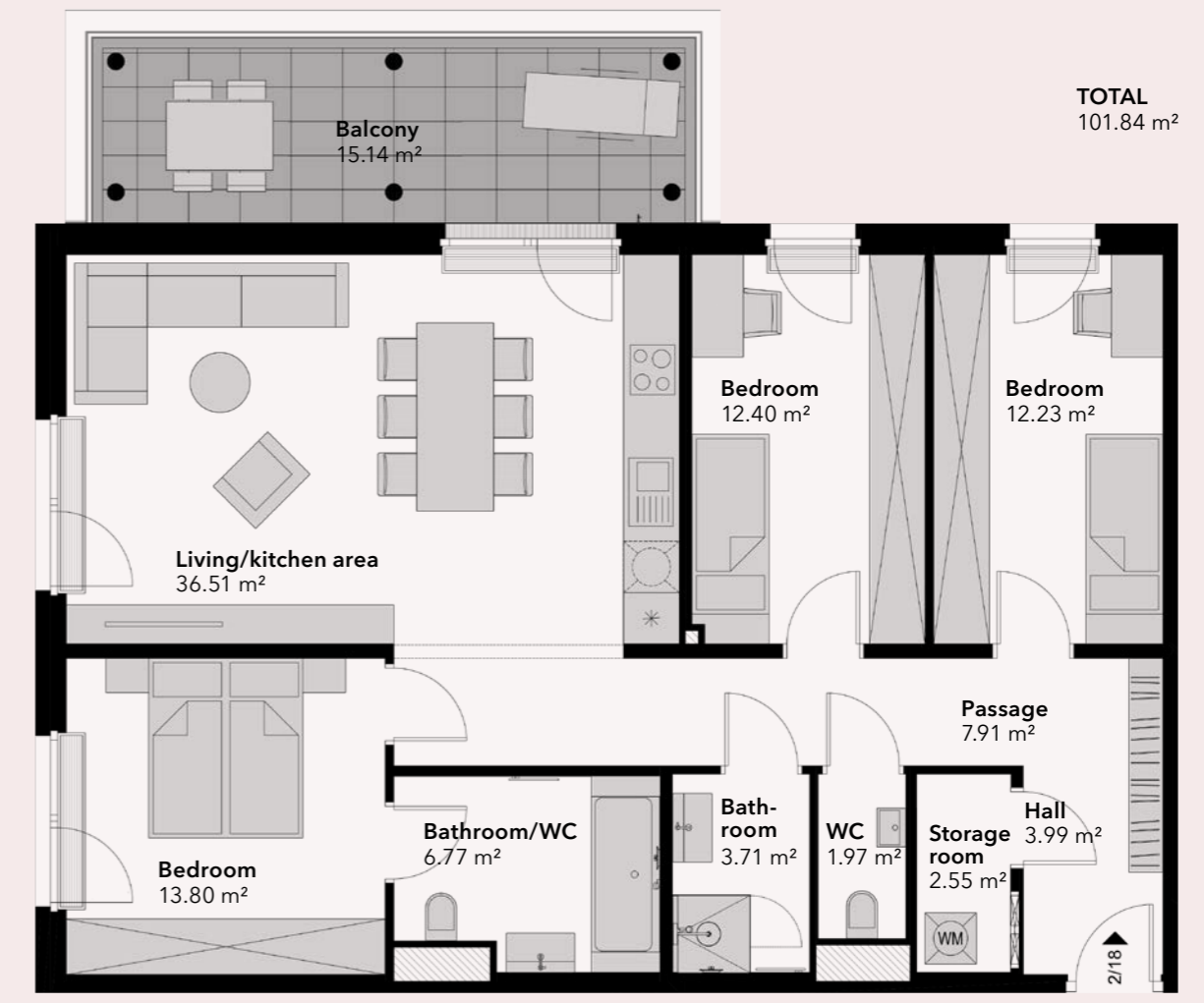
Leopold
Quartier

LIVING

SAMPLE FLOOR PLAN

Obere Donaustraße 27/2, 1020 Vienna, 4th floor

Apartment - 4 rooms





On your doorstep

Food & drink

Eateries on the ground floor of LeopoldQuartier OFFICE supply delicious croissants and coffee in the morning and light lunches at midday, for example. Just a short distance away, there are many other opportunities for enjoying good food and drink – in the Servitenviertel quarter in Vienna's 9th district or at the extensive range of restaurants in the city centre, both of which can be reached on foot.

Supermarket

Shopping has never been this convenient. It's easy to pop into the ground-floor supermarket at LeopoldQuartier OFFICE after work for all day-to-day needs.

Visitor parking spaces and EV charging

The underground car park offers enough space for your guests in addition to residents' cars. And so next time people come for dinner, it's no problem if it gets late. Your guests can even charge their car during their visit.





Exclusive features for residents at LeopoldQuartier LIVING

Co-working space

No space to work within your own four walls, and yet still at home? The in-house coworking space offers room for peace and creativity at work.

Entrance

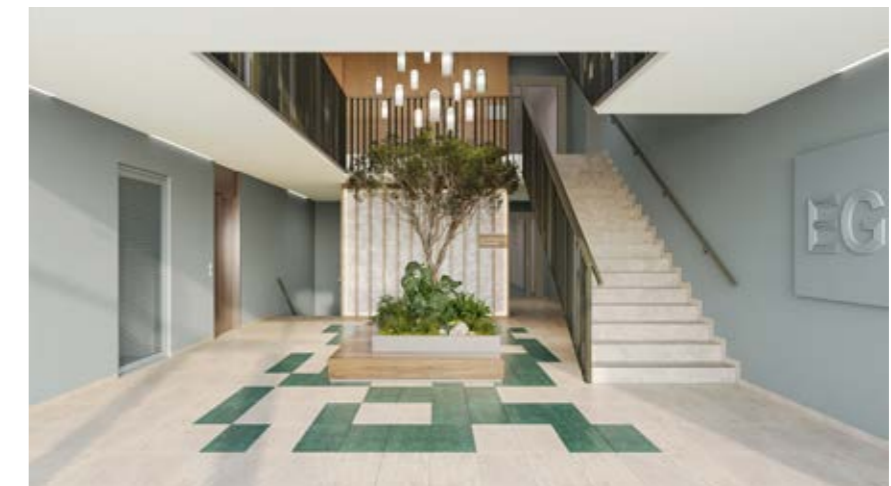
Modern elegance and green nature. The entrance area creates a pleasant atmosphere with a combination of concrete and wooden elements together with greenery.

Fitness studio

Throw on your sports clothes and head for the fitness room. At LeopoldQuartier LIVING, you can train in-house at any time of day.

Sauna

Relaxing in peace after your workout? In LeopoldQuartier LIVING's very own sauna, you can enjoy peace and quiet whenever you like.



Focus on e-mobility

Sustainable mobility at any time. EV charging is provided for LeopoldQuartier tenants and owners. A mobility point with car- and bike-sharing facilities enables flexible use. Above ground, the LeopoldQuartier is a car-free zone.



Click to organize

The internal LeopoldQuartier app controls all services for the property. Whether communicating with the house administration, using the available mobility, or enjoying the sauna - everything can be organized via the app, with just a few clicks.



APARTMENTS

Total no. of apartments:	253
	Obere Donaustraße 27: 75 Obere Donaustraße 23: 178
Apartment sizes:	approx. 34 to 108 m ²
Floor-to-ceiling height:	from 2.54 to 2.74 m

FEATURES

Floor:	Parquet and porcelain tiles
Wooden surfaces:	Cross laminated timber ceiling
Sunshades:	External Venetian blinds / shutters on GF
Heating/cooling:	Underfloor heating and cooling in all apartments
Ventilation:	Air extraction fans in bathrooms, WCs and storage rooms (if washing machine connection is fitted), fresh air supply via window slit ventilation
Manual ventilation:	Window ventilation

MOBILITY

Car parking spaces:	97
Sharing programme:	Mobility point (car and bike sharing) at LeopoldQuartier OFFICE
E-mobility:	Upon customer request, each parking space can be fitted with EV charging (basic configuration included according to specifications in Vienna's building regulations)
Bicycle spaces:	Large bicycle rooms in basement and GF of both units
Public transport:	Approx. 400 metres to U4 underground train station Roßauer Lände or to tram stop Obere Donaustraße



UBM Development is one of Europe's leading developers of timber construction projects. The strategic focus is on green and smart building in major cities such as Vienna, Munich, Frankfurt and Prague. The EcoVadis Platinum rating and Prime Status by ISS ESG confirm the consistent focus on sustainability. With more than 150 years of experience, UBM offers all development services from a single source, from planning to marketing. The company's shares are listed on the Prime Market of the Vienna Stock Exchange, the segment with the highest transparency requirements.

SALES

Michael Fromm, MSc

Sales - Residential
+43 664 80 1873 149
leopoldquartier@ubm-development.com

DEVELOPMENT

UBM Development Österreich GmbH

Laaer-Berg-Straße 43
1100 Vienna, Austria
www.ubm-development.com



www.leopoldquartier.at/en

Subsidized by the
Austrian Forest Fund,
with support from the
Austrian Federal Ministry of
Agriculture, Forestry, Regions
and Water Management.

Energy index/Total energy efficiency factor:

Obere Donaustraße 27/1:
HWB_{RR}: 20.4 kWh/m²a, f_{GEE,RR}: 0.58

Obere Donaustraße 27/2:
HWB_{RR}: 26.1 kWh/m²a, f_{GEE,RR}: 0.61

Obere Donaustraße 23/1 & 2:
HWB_{RR}: 20.0 kWh/m²a, f_{GEE,RR}: 0.62

Legal notice

This brochure is exclusively intended to provide non-binding information on the LeopoldQuartier. The information is based on assumptions and forecasts whose accuracy cannot be guaranteed. All data, graphics and calculations have been prepared with the utmost care. Nevertheless, we assume no liability for errors or omissions. The illustrations reflect the current state of planning and serve as orientation. We expressly reserve the right to make individual changes. The nature and scope of execution and provision are exclusively binding as specified in the signed contracts and their annexes. 3D visualizations are artistic representations that do not necessarily reflect the finished reality. These documents contain confidential information. They may not be forwarded to customers, potential tenants or other third parties unless we have expressly approved this beforehand. No liability is assumed for correctness of the content. Errors, misprints and typographical mistakes are reserved.

Publishing information/Credits

UBM Development Österreich GmbH
Laaer-Berg-Straße 43, 1100 Vienna, Austria
leopoldquartier@ubm-development.com
Headquartered in Vienna, Reg. no. FN 255167x, Vienna Commercial Court
VAT No. ATU 61446055
1st edition. Last revised: June 2024

Photos: gettyimages, Philipp Horak, Klaus Vyhnaelek (surrounding area)
Renderings: Squarebytes
Sample floor plans, maps: Daniela Hinteregger-Waltner
Production: Michael Schmid
Translation: Rosemary Bridger-Lippe
Creative direction: Christine Eisl

