

Aiming high:

Soravia Group's residential venture is entering the next round

Land use designations for Triiiple (in cooperation with ARE Development) and Danube Flats (in cooperation with S + B group) completed

Vienna, July 2015 – With the land use designation for projects “Triiiple” and “Danube Flats” (planned on the site of the *Hauptzollamt*, the former main customs office, and the site of the former Cineplexx right next to Vienna's *Reichsbrücke*, respectively) completed, the beginning of construction is now in sight. Set in the existing urban landscape the four urban residential towers with heights between 100 and 157 metres will provide space for some 1,350 new flats. “We are very pleased to have reached this important milestone that will allow us to take the next step towards the building permit. We expect the beginning of construction for both projects in 2016”, said a representative of Soravia Group.

The city of Vienna is growing rapidly and by 2030 will have a population of two million, with a need for about 100,000 new flats. For this, innovative housing solutions are in high demand, particularly in the inner city area: Existing infrastructure has to be utilised and as much existing green space as possible must be retained during development, while current trends such as living on the waterfront or new post-materialistic forms of living without road traffic have to be combined with basic needs such as mobility, the use of green space and social activities. By granting land use designation for both projects, the city of Vienna is responding to these needs, making it possible to construct not only the currently highest residential tower in German-speaking Europe (Danube Flats), but also three innovative towers with a large number of flats that meet current and future requirements, as well as office and commercial space (Triiiple).

Danube Flats: Residential living on the New Danube

The residential complex “Danube Flats”, planned in cooperation with S + B Group, is situated directly on the New Danube at the site of the former Cineplexx, right next to Vienna's *Reichsbrücke* and – immediately adjacent to the office and residential complex of Donau City – on underground line U1 (stops Donauinsel & V.I.C./Kaisermühlen). Some 500 privately financed and owned flats and retirement homes as well as “SMART” flats for social housing will be built in a 150-metre residential tower and a residential building for flats with terraces. Sizeable investments in the surrounding open spaces, public roads and new infrastructure ensure added value for neighbours and the public.

Triiiple: New working and residential environment between *Prater* and the City Centre

With around 70,000 square metres of floor space a new residential and office complex with three towers (each with a height of approximately 100 m) with some 850 flats is to be built on the site of the *Hauptzollamt*, the former main customs office. Future residents will benefit from the top location between city, Danube Canal and Vienna's *Prater* as well as its perfect infrastructure and transport links to the city centre, the *Südosttangente* motorway and the airport, which is only fifteen minutes away by car.

The next step will be the commencement of detailed planning in order to submit the projects to the local planning authority. Construction will begin immediately once the building permit has been granted. Sale of the flats will also commence after the building permit has been received.



Anybody interested in flats or offices can already register their interest at office@danubeflats.at (Information Hotline 0800/20 12 13) or office@triiiple.at. More information on the projects is available at www.danubeflats.at und www.triiiple.at.

About Soravia:

With more than 500 realised projects and a project volume of more than 3.3 billion euros, Soravia Group is one of the leading project developers in Austria. Established more than 25 years ago, the family-owned business is developing several real estate projects in Vienna in the years to come, with a total floor space of more than 160,000 square metres, including a residential high-rise – at 150 metres one of the highest residential buildings in German-speaking Europe. In addition to its core business, the development of real estate, Soravia Group also has numerous holdings, including the world-famous auction house Dorotheum and ifa AG - Institut für Anlageberatung. Since 2013 Soravia has also had a shareholding in the Ruby chain of hotels (www.ruby-hotels.com).

Contact:

Soravia Group

Adrienne Steindl

a.steindl@soravia.at

Phone: +43 1 716 90 1425