

Marina

ERFÜLLTER LEBEN

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Tower Marina

DATA & FACTS

PLOT SUMMARY

Property size	4.100 m ²
Gross floor space	76.000 m ²
Net usable area incl. loggias/patios	58.000 m ²
Residential units	544
Building height	140 m
Apartments incl. loggias/patios	42.800 m ²
Shops	1.040 m ²
Gastronomy	245 m ²
Wellness / Fitness	2.230 m ²
Kindergarten	730 m ²
Doctors' center	235 m ²
Total net usable area (incl. balconies & loggias) rounded	47.280 m ²



PROJECT OVERVIEW

With the Marina Tower - a project of BUWOG and IES Immobilien - a one-of-a-kind real estate project is being developed located directly at the right Donau waterside.

An attractive housing location with high quality of life in the green heart of the city. Sustainable construction and an own mobility concept make MARINA TOWER a reference project for future urban development.

- Around 544 high-quality apartments
- Living spaces from 45m² to 305m²
- Attractive open spaces and loggias

An absolute unique selling point is the large-scale bridge over the Handelskai. The Marina Deck allows direct access to the right Donau waterside and offers leisure and activity spaces which can be used in variety of ways. A pulsating boulevard and a special oasis of relaxation.

An extensive service as well as many conveniences are planned and contribute to realize living standards of highest quality.

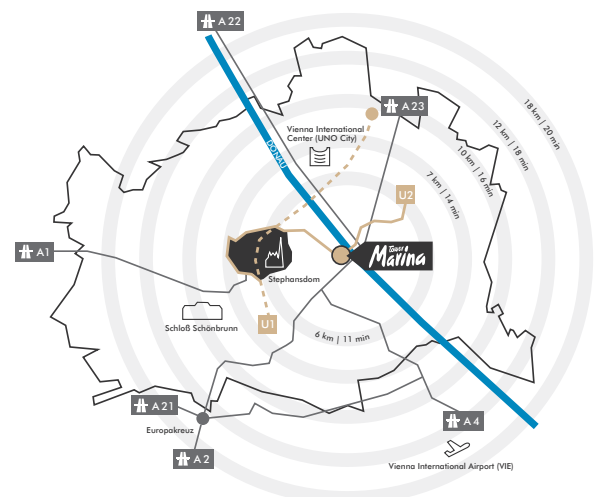
- Shopping and Gastronomy offers
- Generous wellness and fitness areas
- In-house kindergarten, pharmacy and doctors' center
- Excellent concierge-service with hotel-like comfort

THE LOCATION

MARIN TOWER is located extremely centered and simultaneously in direct proximity to the green belt of the Prater.

- Perfect connection to the transport network and public transportation (subway, highway, airport)
- Two minutes to the subway station U2 Donaumarina – only 8 minutes to Vienna's city center
- Directly and comfortable to the airport in only 17 minutes with Vienna Airport Lines
- Sustainable mobility concept (car-sharing, e-cars, e-bikes, bicycle parking)

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BUWOG

IES
Immobilien