

Marina

DIVE INTO LIFE



FACTSHEET

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DATA & FACTS

PLOT SUMMARY

Property size	3.569 m ²
Gross floor space	63.090 m ²
Residential units	around 500
Building height	138 m
Apartments incl. loggias/patios	41.675 m ²
Shops	1.070 m ²
Gastronomy	236 m ²
Fitness Center	2.094 m ²
Kindergarten	733 m ²
Doctors' center	230 m ²
Total net usable area (incl. balconies & loggias) rounded	46.500 m ²



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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 500 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. The pathway along the Donau invites you for a walk.

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

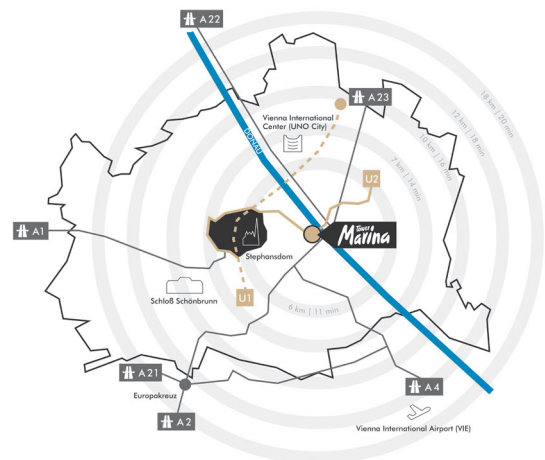
- Shopping and Gastronomy offers
- Fitness Center in the tower
- In-house kindergarten, pharmacy and doctors' center
- Excellent concierge-service with hotel-like comfort (partly fee-based)

THE LOCATION

MARINA 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

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