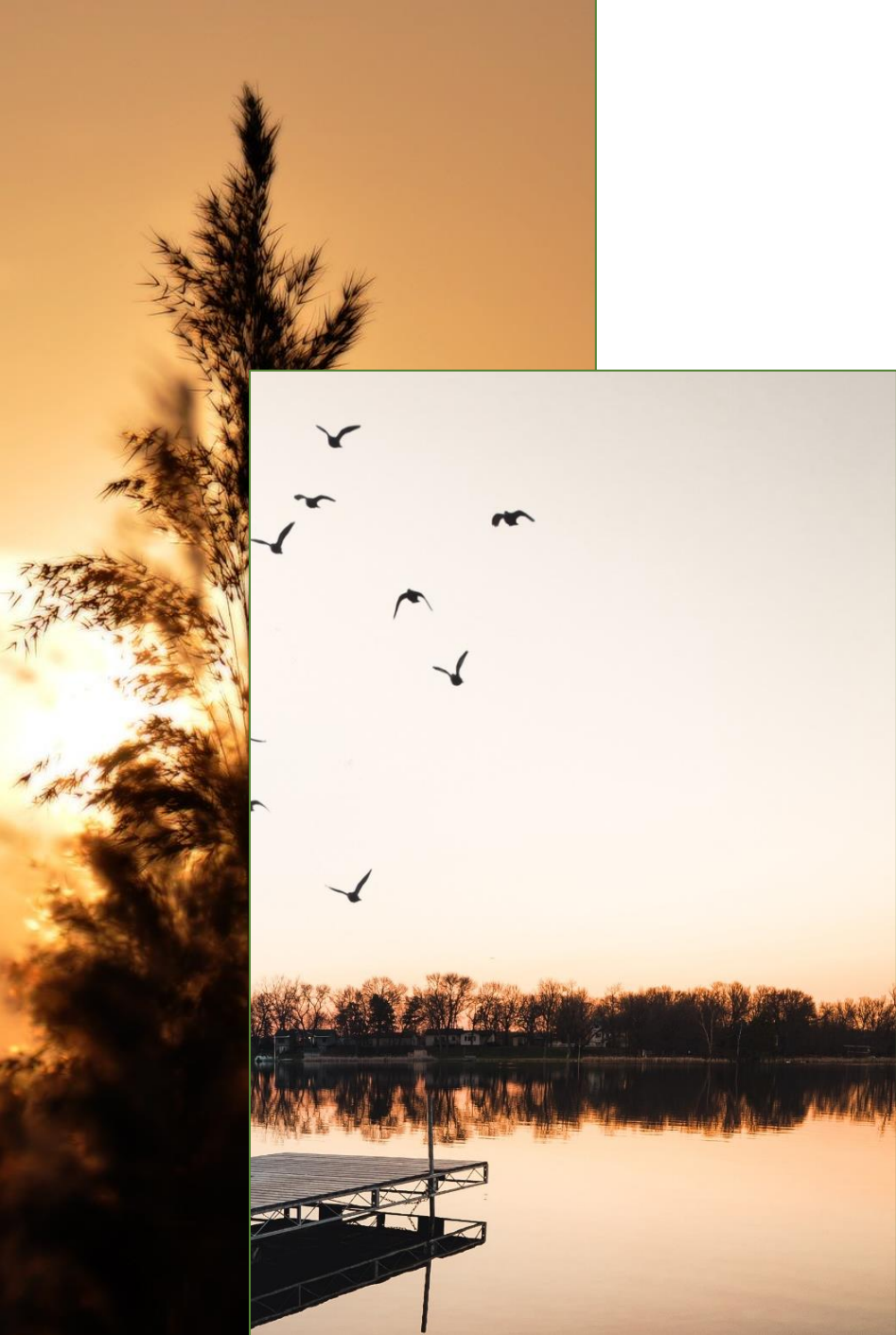




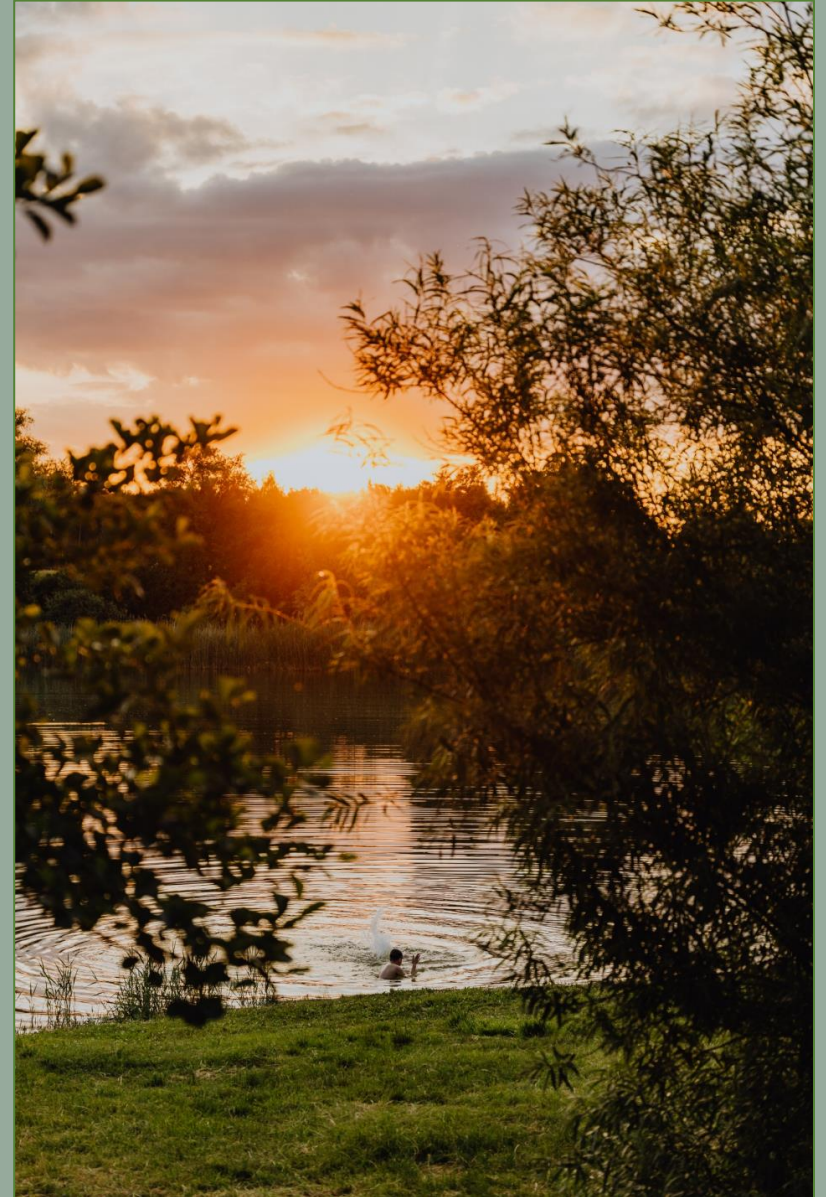
LOBAU PLAZA

OBERREITER HOMES

LUXURY IN PARADISES.

FRONT LINE BY THE MÜHLWASSER

ANGORAWEG 44-46, 1220 WIEN





-
- 13 LUXURY APARTMENTS
 - EVERY APARTMENT WITH A VIEW OF
THE MÜHLWASSER
 - LANDSCAPED PARKING AREA
 - GENEROUS OPEN SPACES
 - ROOF TERRACES WITH JACUZZI CONNECTION
 - PRIVATE BEACH
 - PRIVATE PLOT
-



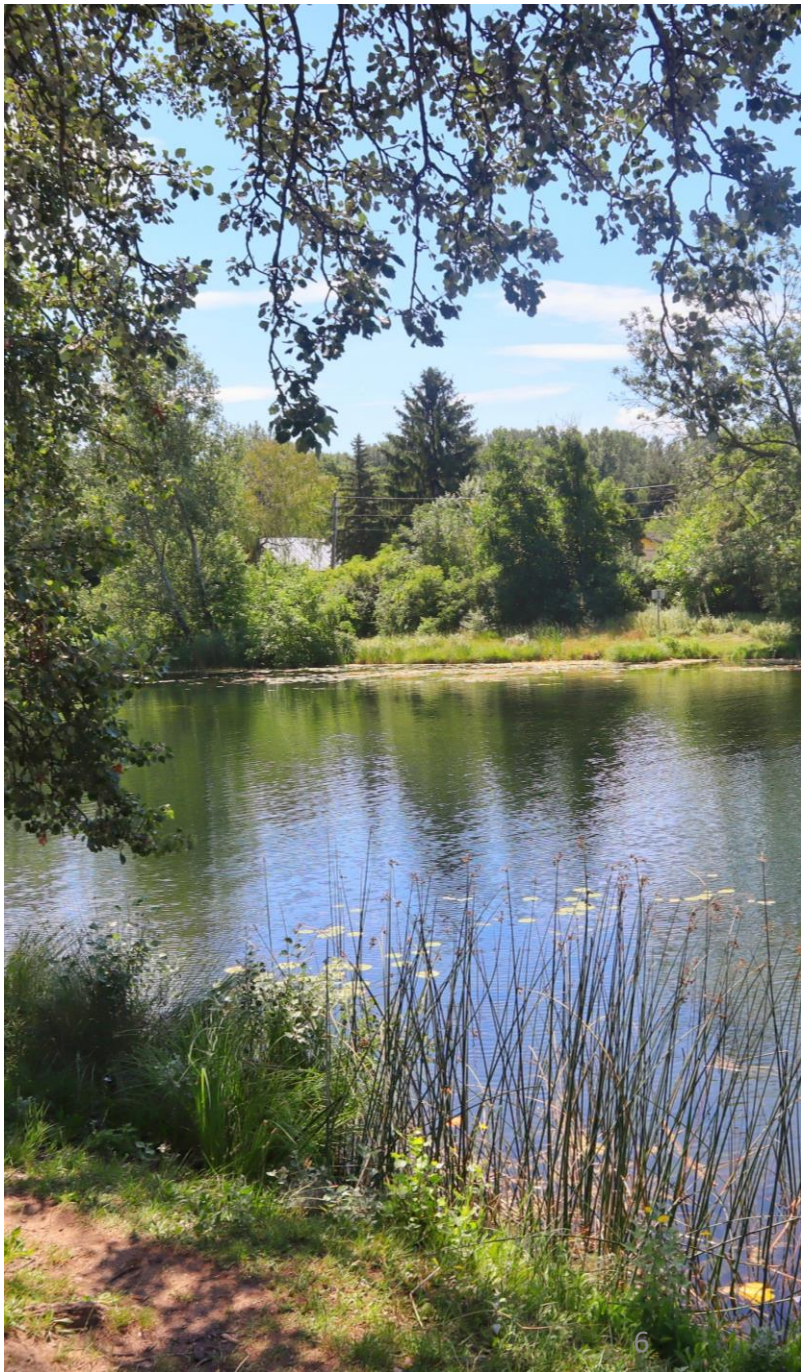
WE PRESENT YOU
SOMETHING

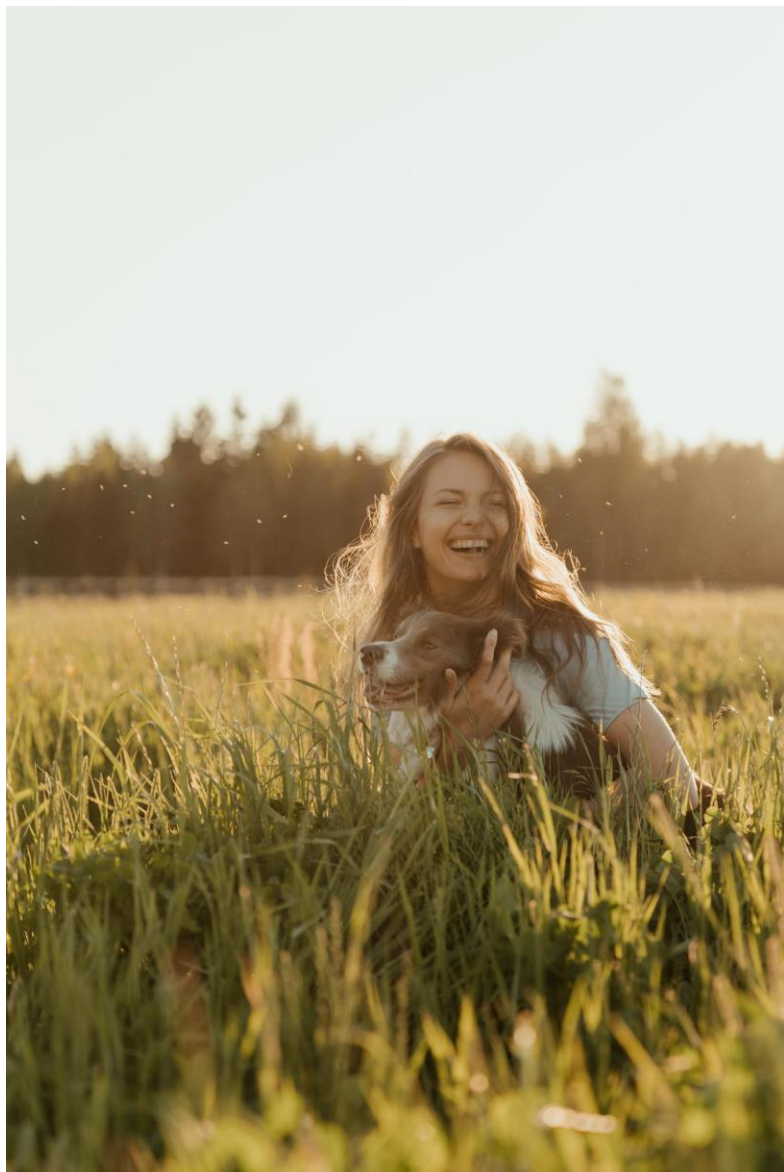
SPECIAL



THE

MÜHL
WASSSER





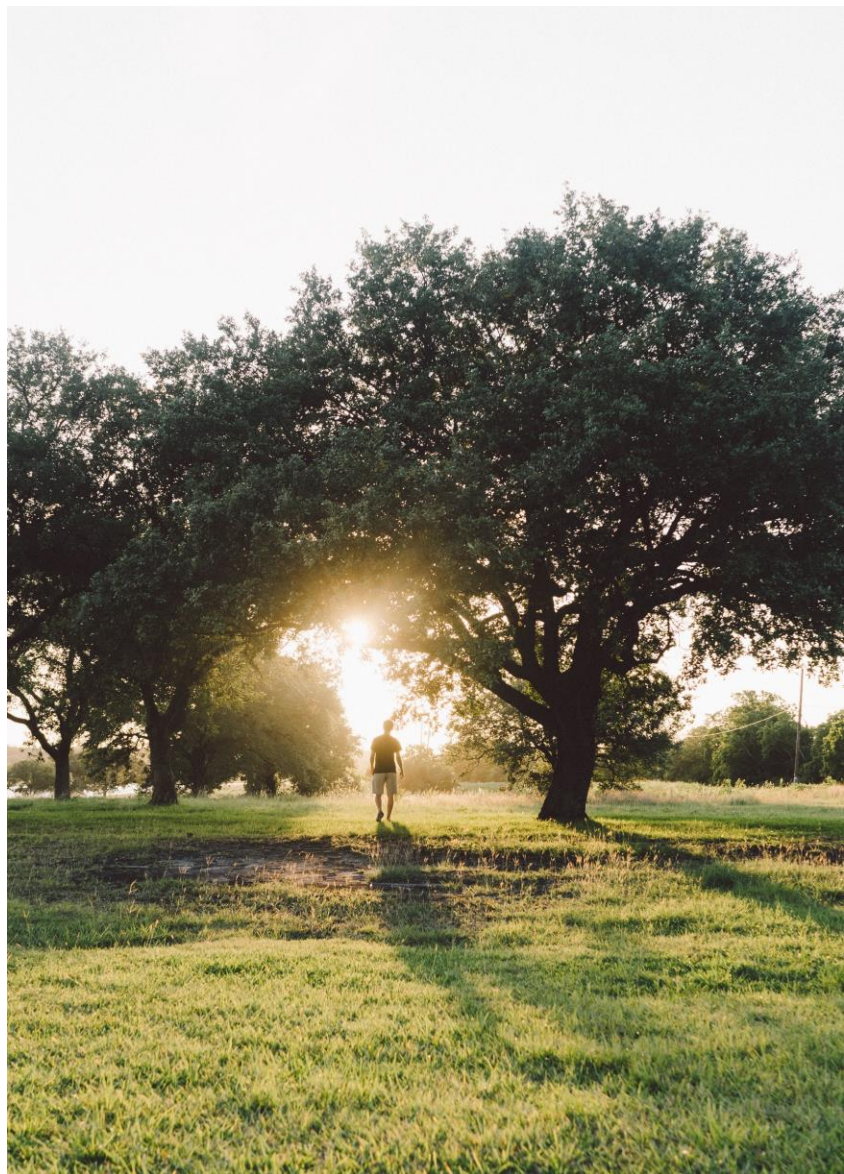
A photograph of a field of purple flowers, likely lavender, in the foreground. Tall grasses are visible to the right. In the background, there are trees and a bright sunset or sunrise sky. The text "WELCOME HOME" is overlaid in white capital letters at the bottom center.

WELCOME HOME



WELCOME TO THE COUNTRYSIDE





BEAUTIFUL BATHING SPOT

"LOBAU PLAZA"

IS A UNIQUE,
ONE-OF-A-KIND

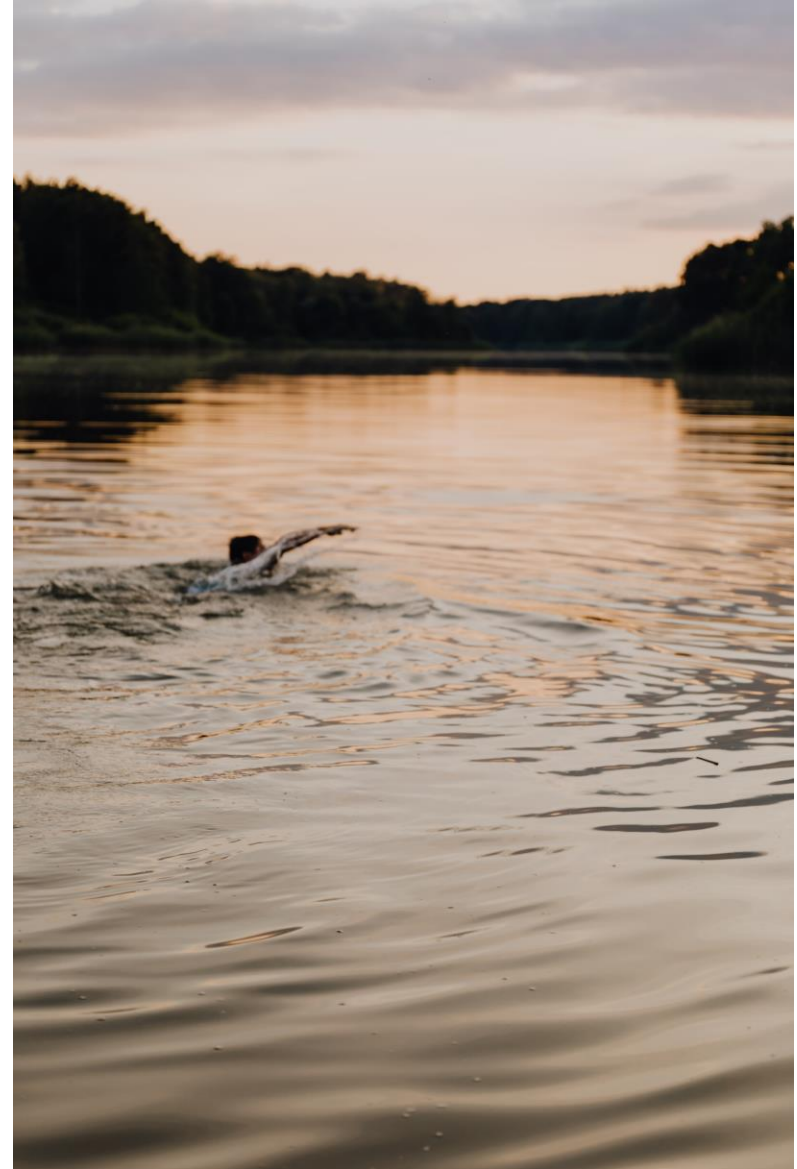
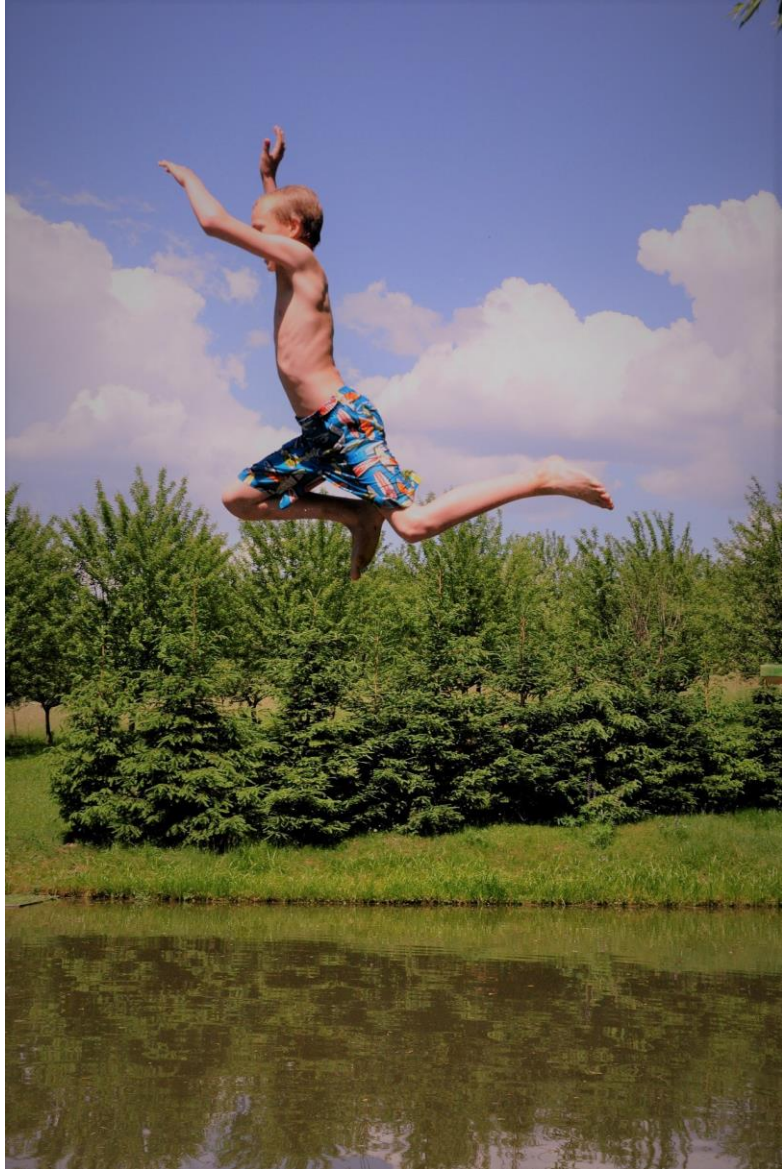
OPPORTUNITY TO BUY ONE
OF 13 LUXURIOUS,
FRONT-LINE APARTMENTS
BY THE
MÜHLWASSER,
ON THE EDGE OF A NATURE
RESERVE.











EVERYTHING YOUR

HEART

DESIRES:

ARCHITECTURE.

NATURE.

VIENNA.

OBERREITER HOMES

IN REPRESENTATION OF MAXX TRADING AND
CONSULTING

DESIGN.

ADVISING.

BROKERAGE.



HEART OF THE LOBAU

SPACE,
QUALITY,
TRADITION.





ARCHITECTURE

YOUR NEW FOUR WALLS SHOULD
TELL STORIES,
REPEATEDLY SHOW YOU NEW
WORLDS AND INVITE
YOU TO DREAM IN A
MAGICAL WAY.

THE MOST
BEAUTIFUL SUNSETS



IN VIENNA ARE IN



DONAUSTADT





THE LOBAU PLAZA PROJECT AT ANGORAWEG 44-46 IS A FINE BLEND OF MANY GREAT THINGS. IN THE HEART OF A NATURE RESERVE, YET STILL CENTRAL, THE UNIQUENESS OF ALL THE ELEMENTS INSPIRED US TO CREATE SOMETHING SPECIAL.

WE HAVE MANAGED TO PRESERVE THE GENEROSITY OF NATURE WITHIN FOUR WALLS THROUGH OPTIMALLY PLANNED ROOM LAYOUTS AND LOTS OF GLASS AND OPEN SPACES.

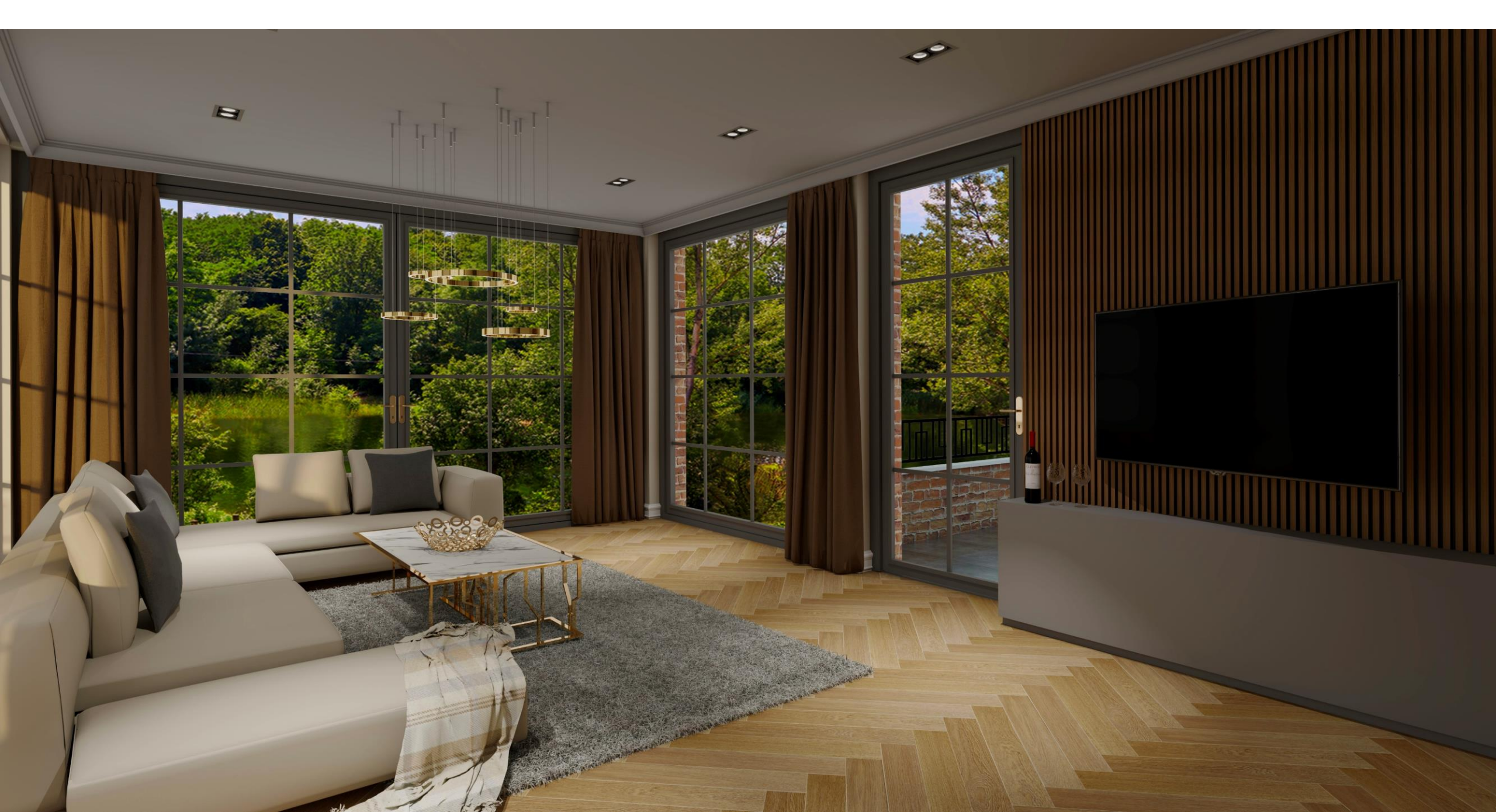
THE HIGH QUALITY OF THIS PROJECT IS DEMONSTRATED BY MANY ELEMENTS SUCH AS: BRICK FACADE, FORGED RAILING CRAFTSMANSHIP, HERRINGBONE PATTERN, SOLID WOOD PARQUET AND LUXURIOUS FINE STONE TILES.

TRADITIONALLY, WE HAVE MAINTAINED A RESPECTFUL APPROACH TO NATURE.





ANGORAWEG 44-46





LOBAU PLAZA



We are proud of the design and functionality of our property
and grateful for the nature given to us all.



ARCHITECT-DESIGNED HOUSE
PLANNED WITH MUCH LOVE AND
CREATIVITY ON PRIVATE LAND.

EVERY SINGLE OPTIMALLY PLANNED
APARTMENT OFFERS COMFORTABLE
LIVING AT THE EDGE OF THE NATURE
RESERVE.





13

APARTMENTS





3

GARDEN
APARTMENTS

FUNCTIONALITY

FOR A FAMILY.

SPACE FOR EACH

INDIVIDUAL.





2_x

PENTHOUSES

LOW HEATING
COSTS



UNDERFLOOR HEATING
WITH COOLING FUNCTION

CONTROLLED VENTILATION
WITH HEATING AND COOLING OPTIONS,
CONTROL OF AIR HUMIDITY AND AIR
VOLUME EXCHANGE, POLLEN FILTERING.

BOTH HEATING SYSTEMS ARE
POWERED BY THE
PHOTOVOLTAIC SYSTEM.

S T A N D A R D
F I T T I N G S

BASALTE
SENTIDO



WITH PUSH-BUTTON
SWITCHES FOR THE
VENETIAN BLINDS.

FOR ADDITIONAL COST, SYSTEM CAN BE
EXPANDED AS YOU WISH:

OPERATION WITH MOBILE PHONE/INDIVIDUAL
ROOM THERMOSTAT/LIGHTING/SOUND
SYSTEM/VENTILATION/HEATING ETC...

ENDLESS HOT
WATER

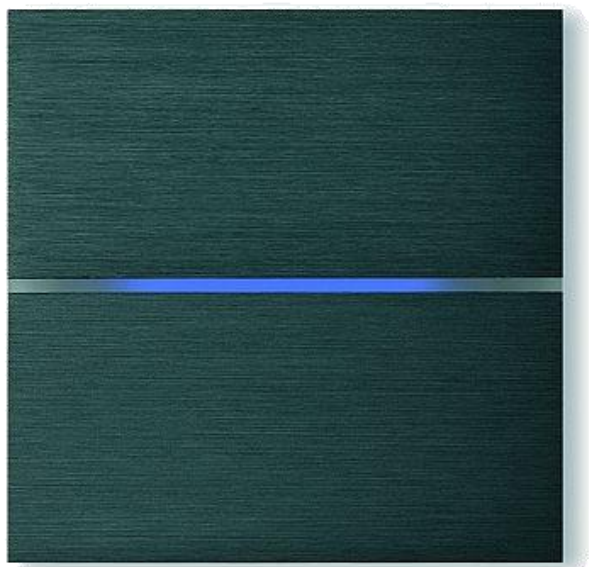


AND FREE OF CHARGE

HOT WATER IS STORED IN BUFFER TANKS
AND AN UNLIMITED AMOUNT OF HOT
WATER
IS HEATED UP BY THE HEATERS WHEN
NEEDED. THIS IS DONE BY THE
PHOTOVOLTAIC SYSTEM WITHOUT ANY

OPERATING COSTS CIRCULATION.

INSTANT HOT/WARM WATER
WITHOUT HAVING TO WAIT.



"THE IDEAL BALANCE BETWEEN
FORM AND FUNCTION, ELEGANCE
AND DURABILITY"

DORNBRACHT
FITTINGS



WEITZER
HERRINGBONE
PARQUET



MARAZZI FINE
STONE TILES



S T A N D A R D F I T T I N G S

DORNBRACHT

-COMING HOME-

„CYO“ AND „IMO“

IN CHROME
FOR BATHTUB AND
WASHBASIN





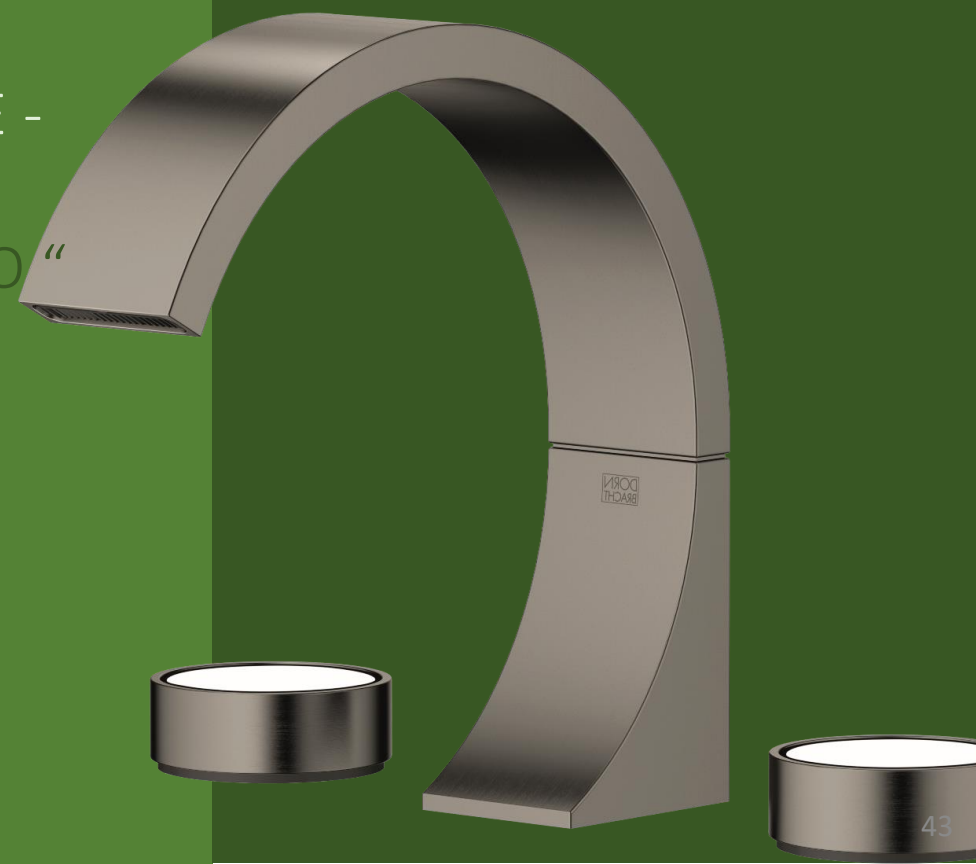
L U X U R Y
F I T T I N G S

DORNBRACHT

- COMING HOME -

„CYO“ AND „IMO“

IN BLACK
FOR
BATHTUB AND
WASHBASIN



L U X U R Y
F I T T I N G S

DORNBRACHT

-COMING HOME-

„CYO“ AND „IMO“

IN GOLD
FOR BATHTUB
AND WASHBASIN.

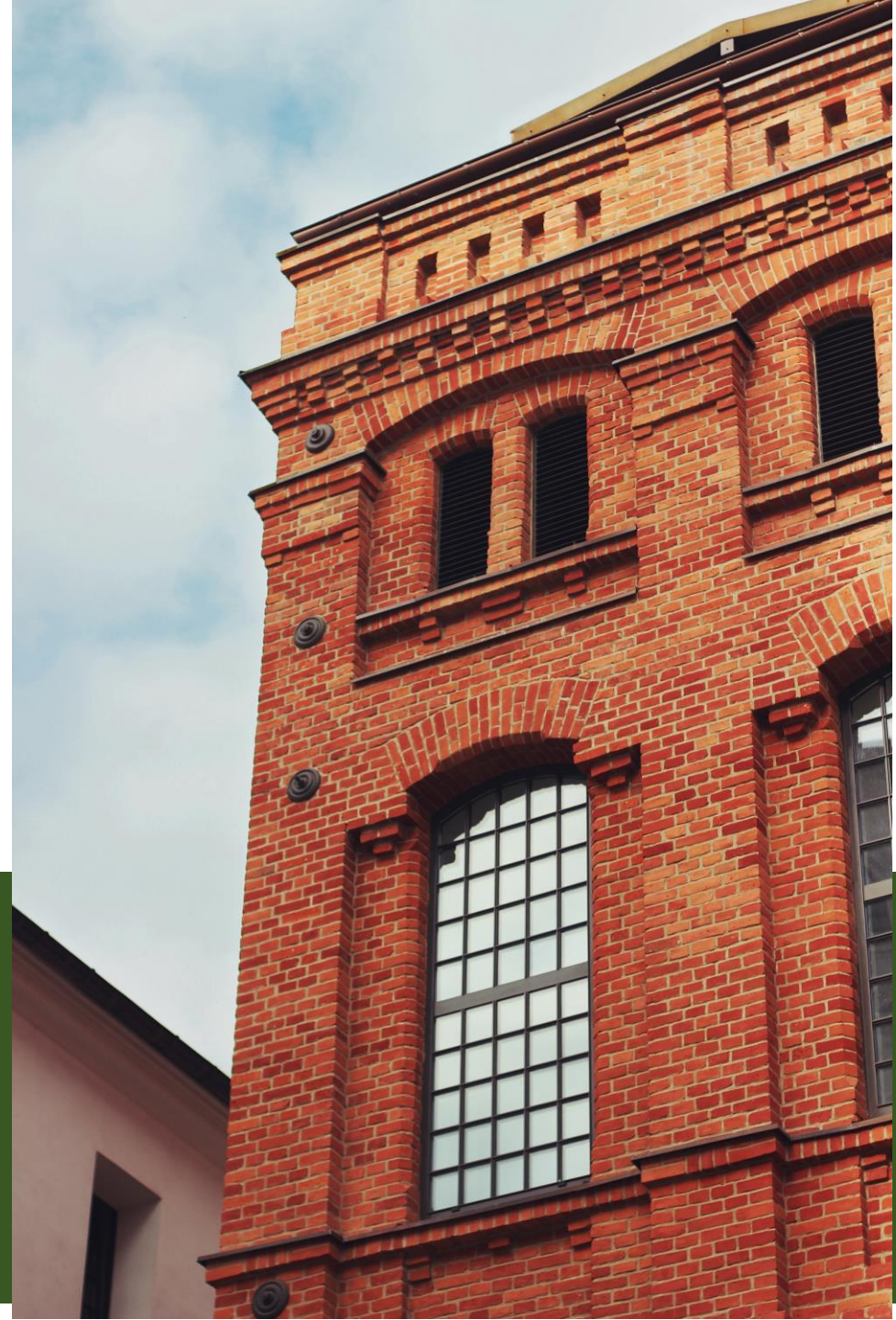


OUR AIM IS TO RETURN WARMTH,
CHARM AND CHARACTER TO NEW
BUILDS IN VIENNA.

THE INSPIRATION FOR THIS WAS VIENNA
ITSELF AND THE OLD VIENNESE STYLE.
HOUSES, WHETHER SMALL OR LARGE,
THAT WERE BUILT TO LAST.

COLOUR, TEXTURE, HIGH-CLASS
PATTERNS AND OTHER ELEMENTS THAT
SIGNIFY
QUALITY HAVE GIVEN US ADDITIONAL
INSPIRATION:

-BRICK-



BRICK FACADE

LIKE IN THE GOOD OLD DAYS



GENEROUS GLAZED SURFACES

AND STILL PLENTY OF BESPOKE PRIVACY



HANDCRAFTED

BY ARTISANS



"IT'S ABOUT LIGHT, AIR, DIMENSIONS, MATERIALS AND SENSUALITY"

THE MÜHLWASSER
COULD BE DESCRIBED
AS AN EXTENSION OF
THE OLD DANUBE,
ONLY NOT QUITE AS
WIDE AND DEEP, AND
NOT BUILT UP AT ALL.
APART FROM STADLAU
LIDO, ACCESS IS FREE
AND THERE ARE
BEAUTIFUL
SUNBATHING AREAS.



NATURE

THE LOBAU HAS BEEN A
NATURE RESERVE SINCE 1978
AND MEANS:

"WATER FOREST"

THE LOBAU IS HOME TO MORE
THAN:

800 PLANTS

60 FISH SPECIES

100 BIRD SPECIES



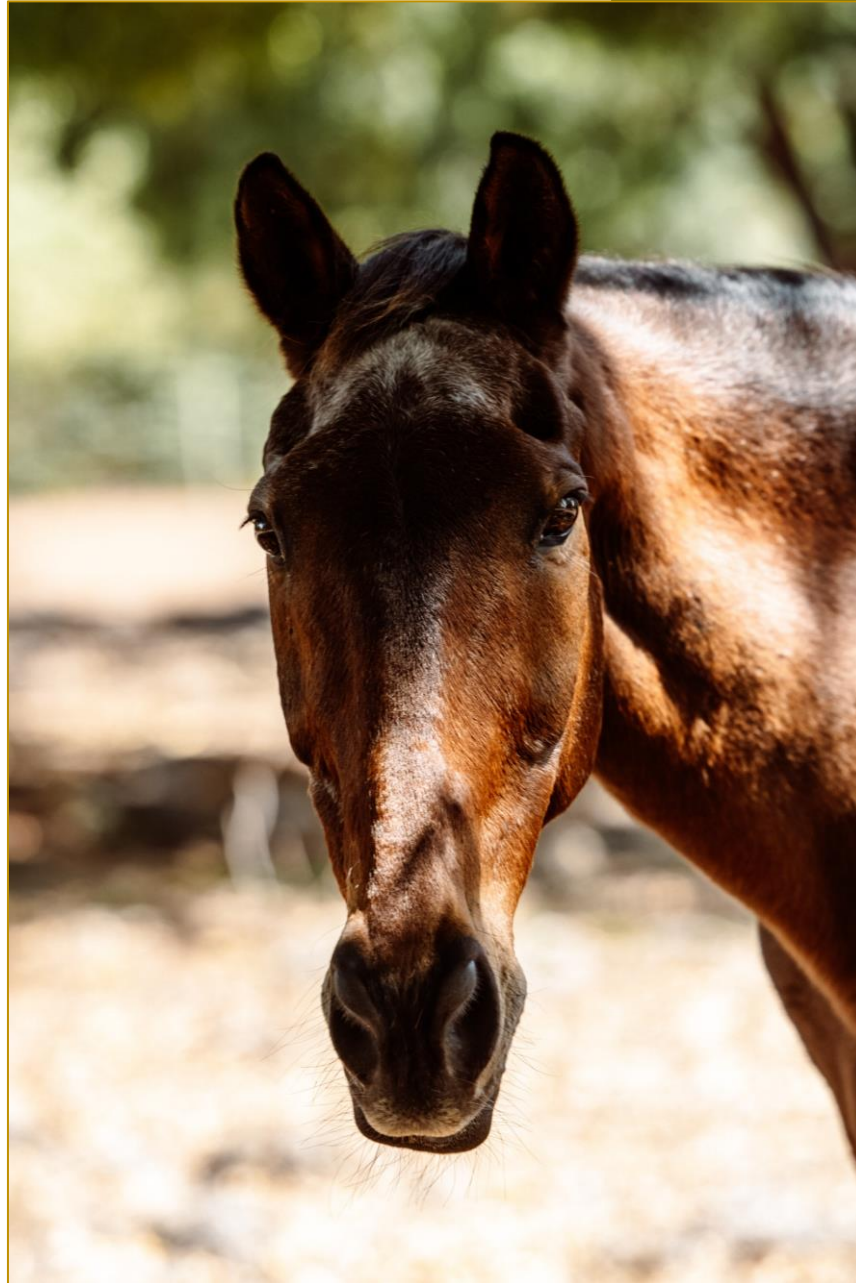
THE MÜHLWASSER

A NATURAL PARADISE

THE LOBAU, THE "WATER FOREST", IS LOCATED IN THE EAST OF VIENNA, COVERING 2,300 HECTARES AND MAKING UP ALMOST A QUARTER OF THE TOTAL AREA OF THE DONAU-AUEN NATIONAL PARK. THIS IS ONE OF SIX AUSTRIAN NATIONAL PARKS AND PRESERVES ONE OF THE LAST GREAT FLOODPLAINS IN CENTRAL EUROPE.



BEING WITH HORSES
HELPS US STAY
HEALTHY. HORSES ARE
GOOD FOR OUR BODIES
AND SOULS. "TIME
SPENT NEAR AND WITH
THEM IS HEALING
TIME, BURNOUT
PREVENTION, HELPFUL
WITH DEPRESSION AND
MUCH MORE," WRITES
KARIN MÜLLER IN THE
INTRODUCTION TO HER
BOOK HIPPOSOPHIA.



RIDING.
FEEDING.
STROKING.

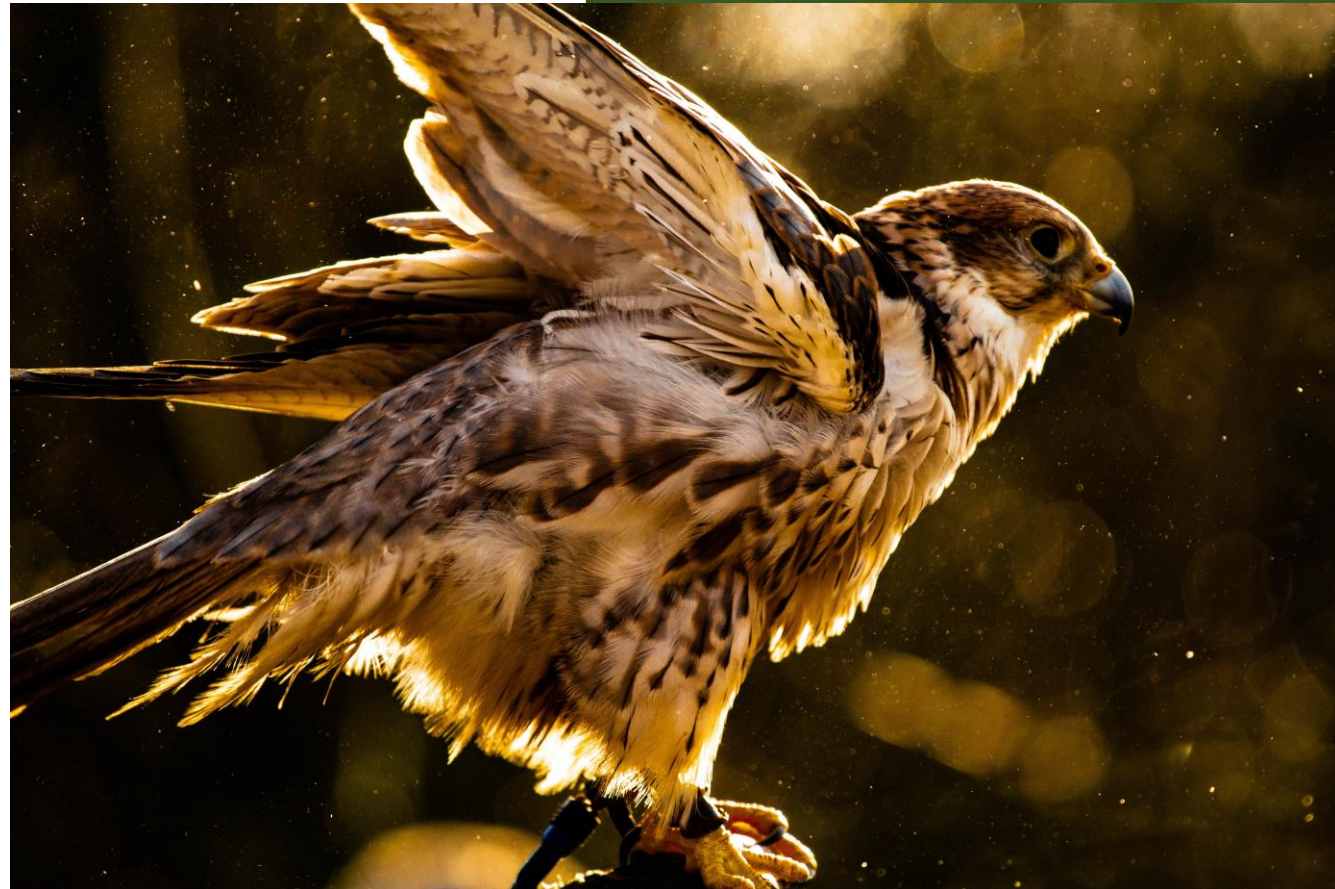




LOBAU FALCONER

A DISTINCTIVE FEATURE OF THE KESTREL IS ITS DISTINCTIVE STATIONARY FLIGHT, WHICH CAN BE SEEN EVEN FROM A GREAT DISTANCE. IT REMAINS HOVERING IN THE AIR AT A HEIGHT OF 10 TO 20 M, WITH ITS WINGS AND TAIL FANNED OUT TO THE MAXIMUM.

MALES AND FEMALES HAVE DIFFERENT APPEARANCES. WHILE MALES HAVE A LIGHT GREY HEAD AND A REDDISH BROWN BACK WITH SMALL DARK SPOTS, THE FEMALE'S HEAD, BACK AND TAIL ARE RUSTY BROWN WITH SEVERAL HORIZONTAL STRIPES.





THE KINGFISHER IS STRICTLY
PROTECTED AS THERE ARE ONLY
6000 PAIRS LEFT. YOU CAN
OBSERVE THIS SPECIAL CREATURE
IN THE LOBAU.



YOU CAN ALSO FIND
INTERESTING FISH IN THE
LOBAU THAT MAKE THE
WATER MORE LIVELY.

THE SPECIAL THING ABOUT
THE MIDDLE SPOTTED
WOODPECKER IS THAT IT IS
VERY RARE IN CENTRAL
EUROPE, BUT IS SEEN MORE
OFTEN IN THE LOBAU.

THE MÜHLWASSER IS
PART OF THE LOBAU.
THIS AREA IS
AROUND

22

SQUARE
KILOMETRES IN SIZE
AND WAS DECLARED
A

NATURE RESERVE IN

1905.





THE FIRE SALAMANDERS ARE A
PROTECTED ANIMAL DUE TO
THEIR HABITATS, AS THESE ARE
BECOMING INCREASINGLY RARE.

•
•
•
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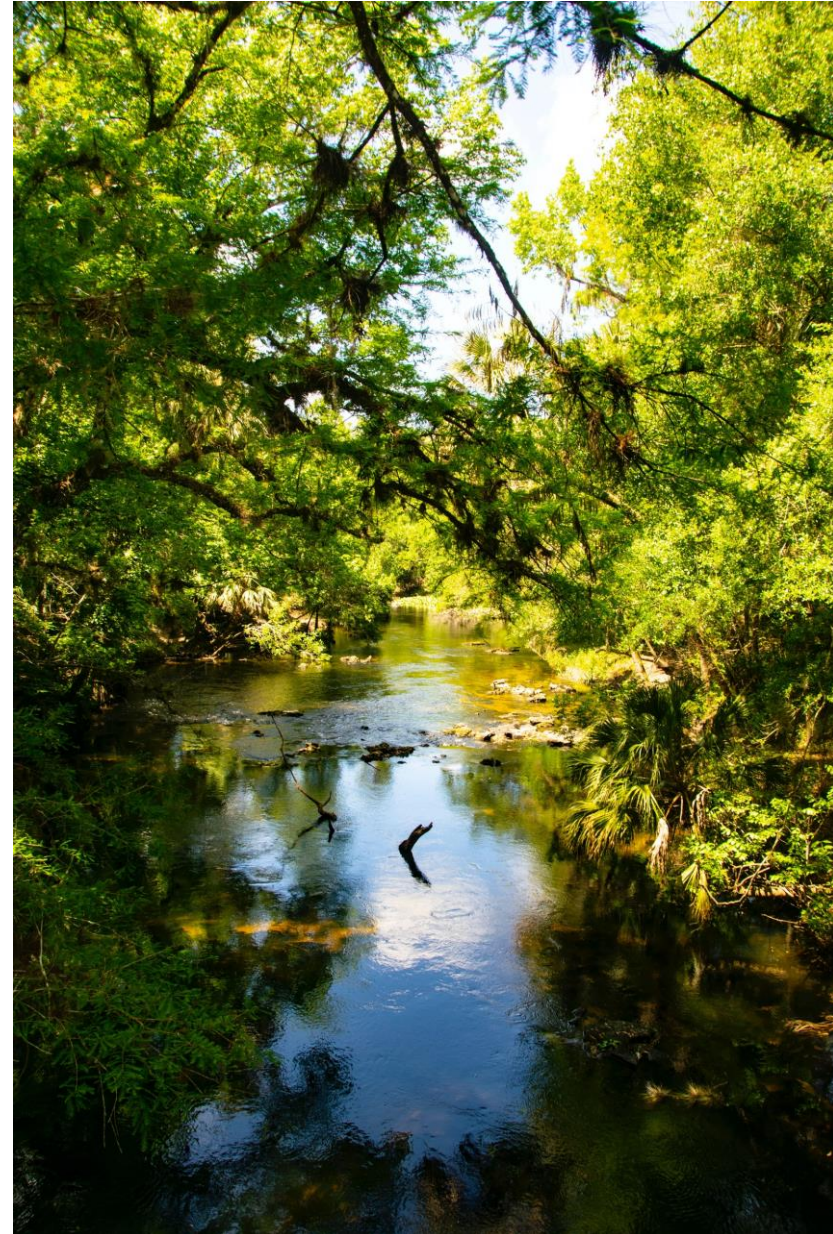
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•

A DRAGONFLY CAN
BRING VIBRANT
COLOURS TO YOUR
GARDEN, MAKING IT
LOOK BEAUTIFUL.



THE BRIMSTONE BUTTERFLY
IS JUST ONE OF MANY
BUTTERFLY SPECIES THAT
MAKE YOUR NEW HOME SO
SPECIAL.

SINCE 1996,
THE LOBAU NATURE RESERVE,
TOGETHER WITH MÜHLWASSER,
HAS BEEN PART OF THE
DONAU-AUEN NATIONAL PARK.
SINCE 2004,
IT HAS ALSO BEEN A EUROPEAN
NATURE RESERVE
AND A EUROPEAN BIRD
SANCTUARY.





THE YELLOW ANEMONE IS A
HEAT-LOVING PLANT, BECOMING
VISIBLE FROM APRIL.



FOR ABOUT 150 YEARS,
HIMALAYAN BALSAM HAS
OCCUPIED FIRST PLACE FOR
BEAUTY FOR MANY PEOPLE

THE BROAD-LEAVED THYME
PROVIDES FLOWERS AND
FRAGRANT PATCHES IN THE
GARDEN.

THE NATURE RESERVE
COVERS MORE THAN
 $\frac{1}{5}$
OF THE DISTRICT'S AREA;
IN TOTAL,
 $\frac{1}{4}$
OF DONAUSTADT IS
PROTECTED





THE OAK IS ONE OF THE MOST
IMPORTANT TREES, DATING BACK
UP TO 12 MILLION YEARS. THE
OAK SYMBOLISES STRENGTH AND
ETERNITY AND CAN LIVE FOR UP
TO 1000 YEARS.



THE WOOD ANEMONE IS AN
EARLY-FLOWERING PLANT,
MEANING THE SPLENDOUR
OF ITS FLOWERS IS ALREADY
THERE TO BE ADMIRERD IN
WINTER.

THE ATTRACTIVE PINK
FLOWERS OF THE
DIPTAM GIVE THE
PERENNIAL A LOVELY
LEMON AROMA.





DRUNT` IN DER LOBAU AUS DEM JAHR: 1926

TEXT: FRITZ LÖHNER-BEDA

MUSIK: HEINRICH STRECKER

- WO DIE DONAU MIT SILBERNEN ARMEN
UMSCHLINGT
`S LETZTE STÜCKERL VOM TRÄUMENDEN WIEN
WO DIE EINSAMKEIT WINKT,
WO DIE NACHTIGALL SINGT
UND DAS HEIMCHEN NOCH NISTET IM GRÜN
DORT IST DER BLÜTENDUFT SO EIGEN
AM STILLEN WALDRAND

- DRUNT`IN DER LOBAU
WENN ICH DAS PLATZERL NUR WÜSST`
DRUNT` IN DER LOBAU
DA WURD`ICH HEIMLICH GEKÜSST
UND DER HIMMEL WAR SO BLAU
ICH WAR DIE DIE GLÜCKLICHSTE FRAU
AUF DEM WUNDERLIEBEN PLATZERL IN DER
LOBAU



- DOCH ES KAM DANN EIN TAG
UND ICH GING DURCH DEN HAG
SO WIE EINST, ALS DIE WELT NOCH SO SCHÖN
HÖRTE NICHT AUS DEN ZWEIGEN DER
NACHTIGALL SCHLAG
KONNT` DIE BLÜMLEIN AM WEG NIMMER SEH`N
AUS MEINEN AUGEN FIELEN TRÄNEN
AM STILLEN WALDRAND
WO EINST MEIN LIEBSTER STAND

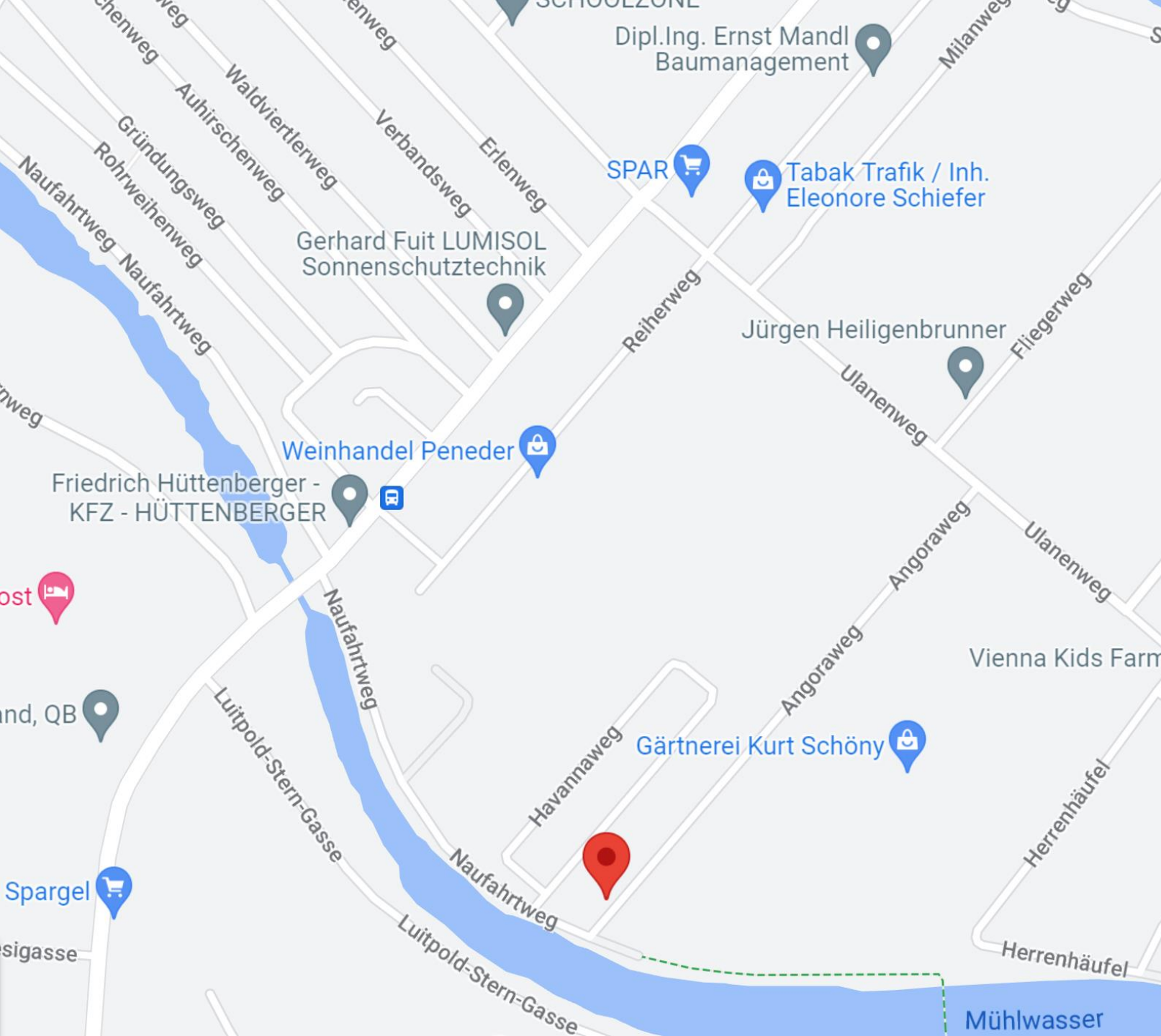
- LADADI-DADADA
JA, WANN I`S PLATZERL NUR WÜSST`
DRUNT` IN DER LOBAU
MA GOAR SO GERN GEKÜSST
UND DER HIMMEL WAR SO BLAU
ICH WAR DIE DIE GLÜCKLICHSTE FRAU
AUF DEM WUNDERLIEBEN PLATZERL IN DER
LOBAU

V I E N N A

JUST 25 MINUTES
FROM THE CITY
CENTRE..

BUS 93A AND
BUS N91 JUST
AROUND THE
CORNER,
DIRECT
CONNECTION
TO THE U-
BAHN.

U1 - KAGRAN AND
DONAUZENTRUM, U2 -
DONAUSTADTBRÜCKE..



VIENNA

- BUS 93A & N91 → DIRECT CONNECTION TO SUBWAY;
- KAGRAN U1 → STEPHANSPLATZ → 8 STATIONS → 15 MINUTES OR 25 MINUTES BY CAR;
- DONAUSTADTBRÜCKE U2 → PRATERSTERN → 5 STATIONS → 10 MINUTES;
- VIENNA INTERNATIONAL SCHOOL → 15 MINUTES BY CAR;
- MONTESSORI PRIVAT KINDERGARTEN → 25 MINUTES BY CAR;
- DONAUZENTRUM → 25 MINUTES BY BUS- DIRECT CONNECTION;
- SPAR → 5 MINUTES WALK;



DONAUZENTRUM

WITH OVER 260 SHOPS,
ACCESSIBLE BY BUS, DIRECT
CONNECTION IN 20 MINUTES.
10 MINUTES AWAY BY CAR.



AKAKIKO
VAPIANO
MY INDIGO
TRZESNIEWSKI BRÖTCHEN
(1902)

...



PLAYRAUM
LEGO
PARTYSHOP?



DOUGLAS
DM
BIPA
MÜLLER
MARIONNAUD
RITUALS

...



MICHAEL KORS
ZARA
HUGO BOSS
CALVIN KLEIN
DOROTHEUM
ESPRIT
GUESS
HALLHUBER
KLEIDERBAUER
PEEK &
CLOPPENBURG

...



KINO/
CINEPLEX

DONAUZENTRUM

DONAUZENTRUM JUST 10 MINUTES AWAY



DOROTHEUM
SWAROVSKI
WATCH & DIAMONDS

...



LIVINGROOM
ROLLIN CAT
TITAN LOUNGE

...



SPAR
SPAR GOURMENT
CITY GOURMENT MIT
MEDITERRANEN SPEZIALITÄTEN



BANKEN
APOTHEKE
PUTZEREI
FITNESSZENTER
OPTIKER

...



FRISEUR
KOSMETIKSTUDIO
NAGELSTUDIO

...

MAP FROM 1873



JUST AROUND THE CORNER: 500 METRES AND A 5-MINUTE WALK AWAY FROM LOBAU PLAZA, THERE IS A LARGE, NEWLY BUILT SPAR.



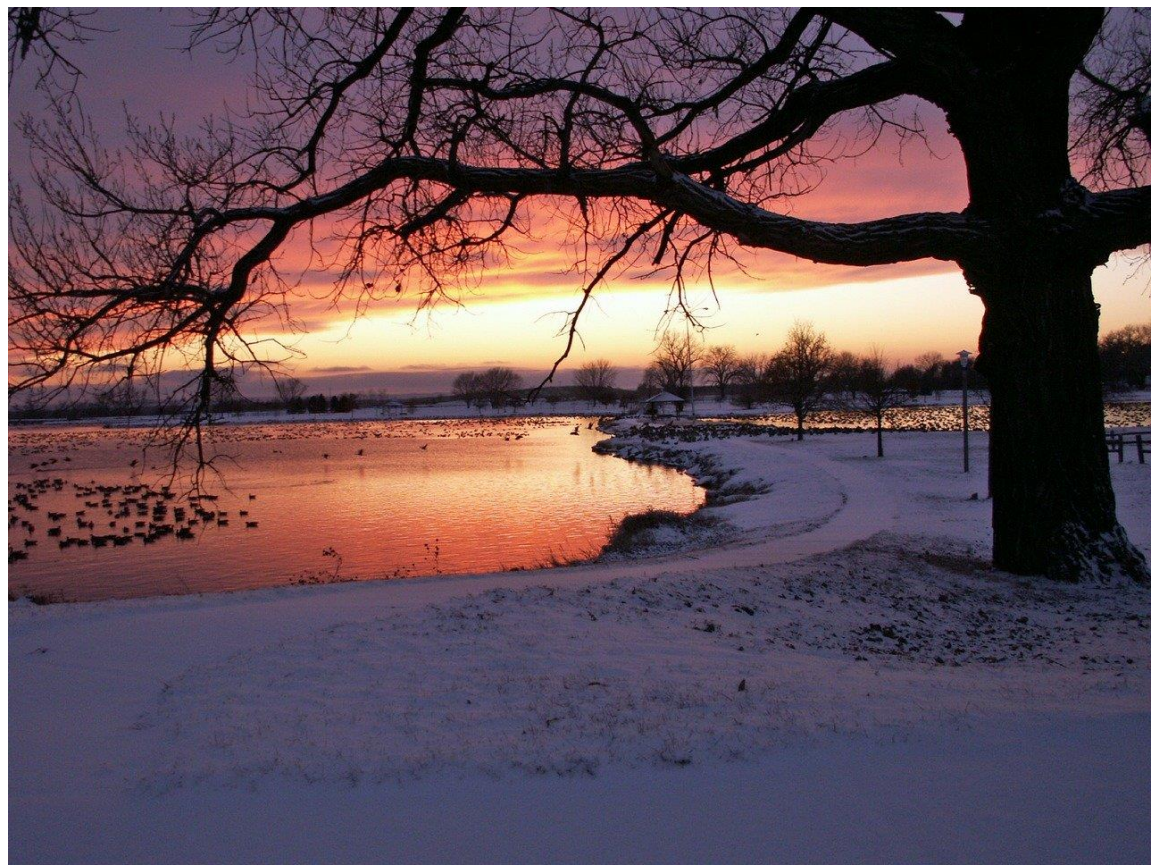
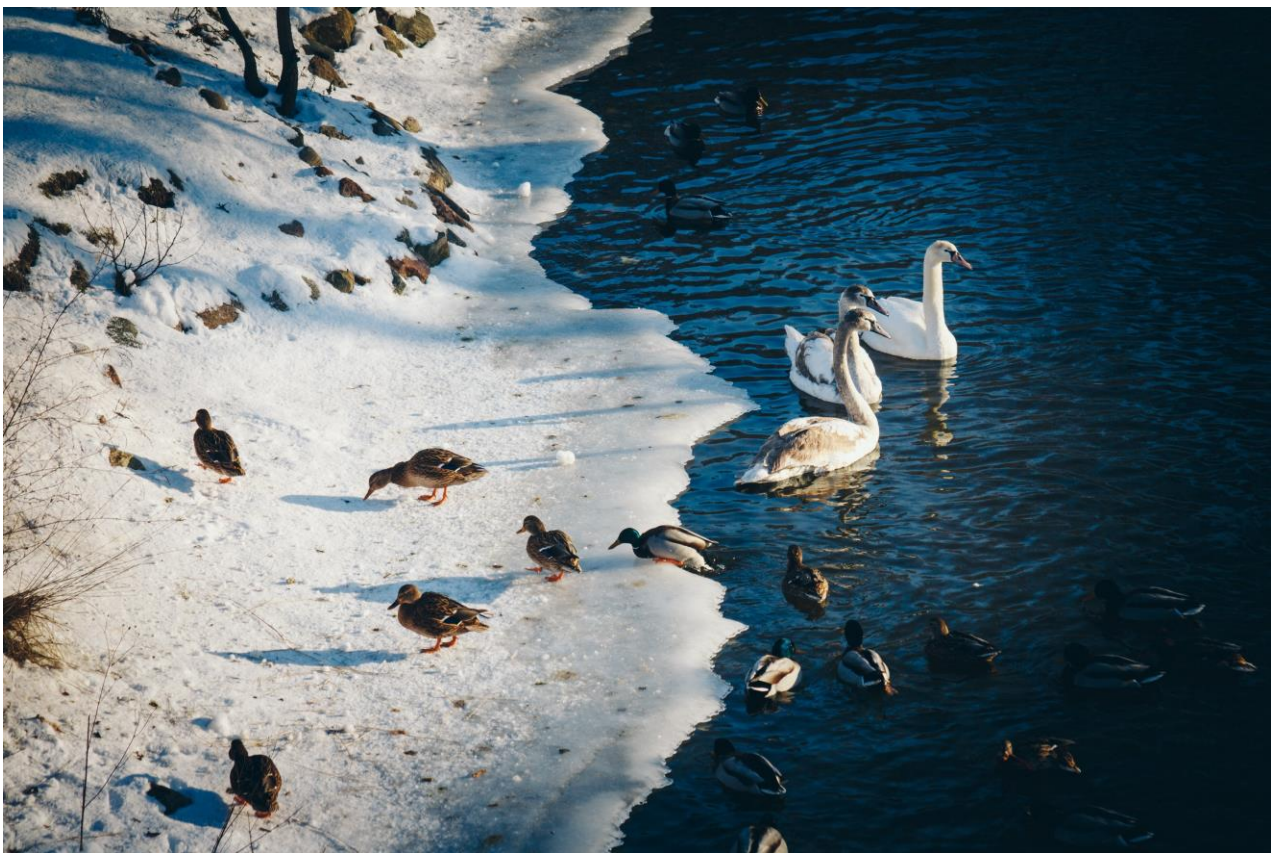


VIENNA'S 1ST DISTRICT
IS JUST 25 MINUTES
AWAY



WINTER MAGIC







EVERY NEW STORY STARTS WITH A CONVERSATION. GET IN

TOUCH WITH US:

THE OBERREITER FAMILY

OBERREITER HOMES



