

THE RIGHT DIRECTION



BRACHELLIGASSE

20

1220 WIEN

TWO LUXURY HOUSES
ON THE

OLD DANUBE



OBERREITER HOMES

A nighttime photograph of a city skyline, likely Vienna, featuring a multi-lane highway in the foreground with a metal guardrail. The city is illuminated by streetlights and building lights. A prominent skyscraper, the Sky Tower, stands out in the background. The text "WELCOME TO DONAUSTADT" is overlaid in the center.

WELCOME
TO DONAUSTADT

DURING RIVER REGULATION IN 1875,
THE MAIN ARM OF THE DANUBE WAS
CLOSED IN THE EARLY 18TH CENTURY.
SEPARATED FROM THE NEW MAIN
ARM BY A DAM AND EXPANDED AS THE

"ALTE DONAU"

INTO A RECREATIONAL AREA.



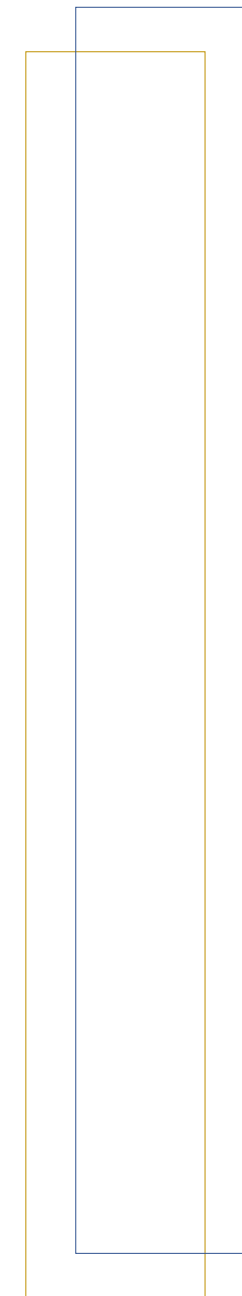
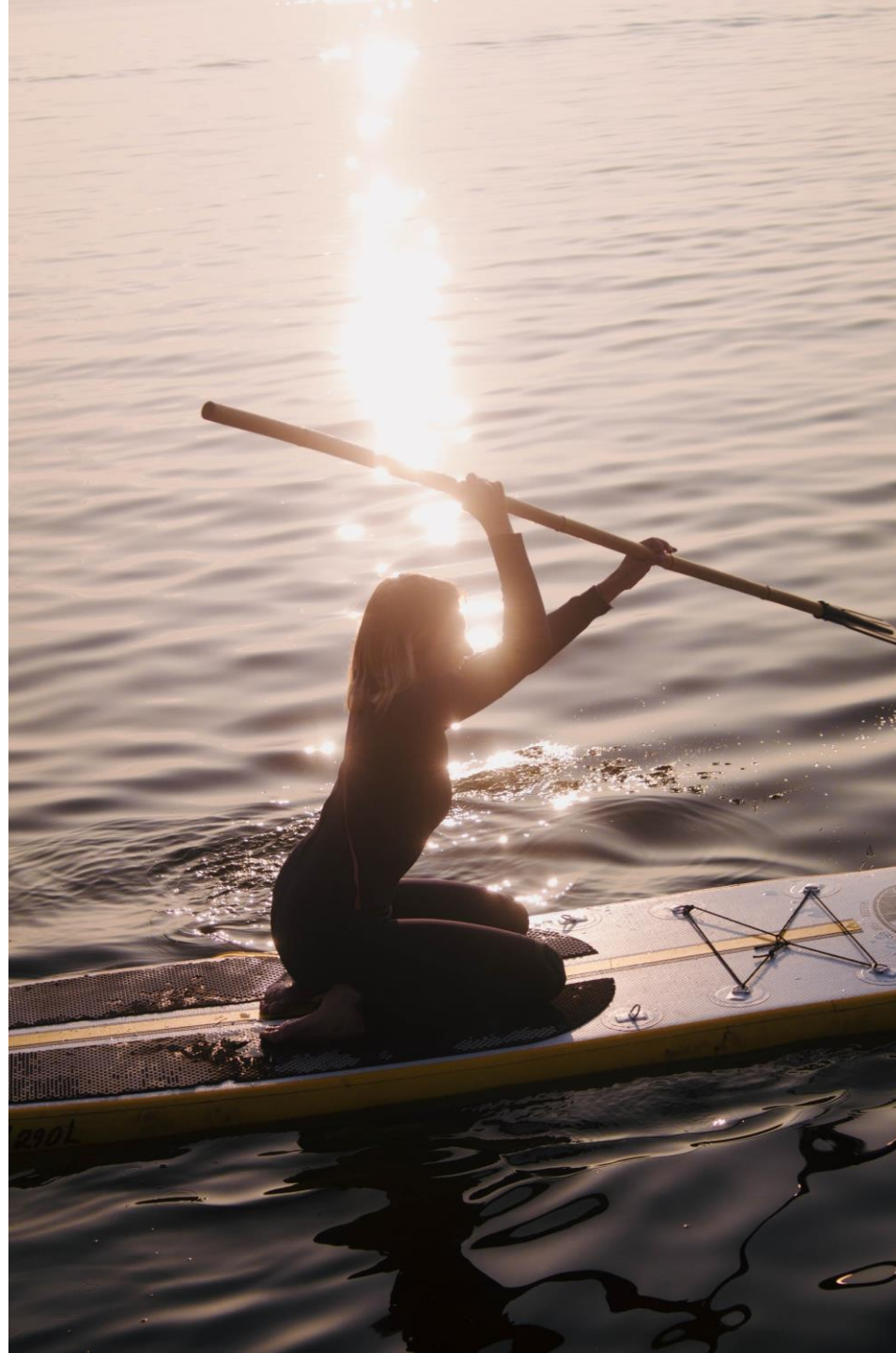


TODAY, THE ALTE DONAU
HAS BECOME AN IMPORTANT
LEISURE AND SWIMMING
AREA NEAR THE CITY
CENTRE, ALSO THANKS TO
THE UNDERGROUND.

SEVERAL VERY POPULAR
PUBLIC LIDOS ARE LOCATED
ON THE RIVERBANK,
INCLUDING THE MOST
FAMOUS OF THEM,

GÄNSEHÄUFEL.

ANYONE WHO PREFERS A
PUBLIC LIDO OR A QUIET
SWIMMING SPOT WILL GO
TO THE OLD DANUBE; BY
THE OLD DANUBE, YOU CAN
RENT ROWING, SAILING,
PEDAL AND ELECTRIC BOATS
OR SURFBOARDS AND IT IS
GOOD SAILING AREA FOR
THE BEGINNERS.





MORE THAN 20 SPECIES
OF FISH CAN BE FOUND
IN THE ALTE DONAU. IN
ADDITION TO KNOWN
SPECIES SUCH AS
ZANDER, PIKE OR
CATFISH, THERE ARE
ALSO LESS-KNOWN
SPECIES SUCH AS RUDD,
COMMON BLEAK OR
WHITE BREAM. ABOVE
THE WATERLINE, MANY
ANIMAL SPECIES,
PARTIALLY PROTECTED,
SUCH AS AMPHIBIANS,
WATER BIRDS AND
SONGBIRDS, DRAGONFLY
AND THE STRICTLY
PROTECTED BEAVER LIVE.





THE ALTE DONAU IS ALSO
THE CRADLE OF LOCAL ROWING,
WHICH ALSO COME TO US
FROM ENGLAND.
THE IDEAL CONDITIONS OF THE CALM,
STREAM-FREE WATER SOON LEAD TO
THE ESTABLISHMENT OF
“ERSTER WIENER RUDERCLUB LIA”
AND ALSO ATTRACTED THE UPPER
CLASS AND ARISTOCRATS,
FINALLY BRINGING AN ELEGANT
FLAIR TO THE ALTE DONAU
THROUGH AN EXCLUSIVE CIRCLE.
ACCORDINGLY, SOME ROWING
ASSOCIATIONS AND CLUBS
USE THE ALTE DONAU
FOR TRAINING PURPOSES.
IN SUMMER,
ROWING REGATTAS SUCH AS THE

VIENNA NIGHTROW

ARE HELD ON THE UNTEREN ALTEN
DONAU (LOWER OLD DANUBE).

IN WINTER,
THE ALTE DONAU CAN ALSO
BE USED AS AN ICE RINK.



TWO LUXURY HOUSES



2
LUXURY
HOUSES

EASY PARKING

GENEROUS
OPEN SPACES

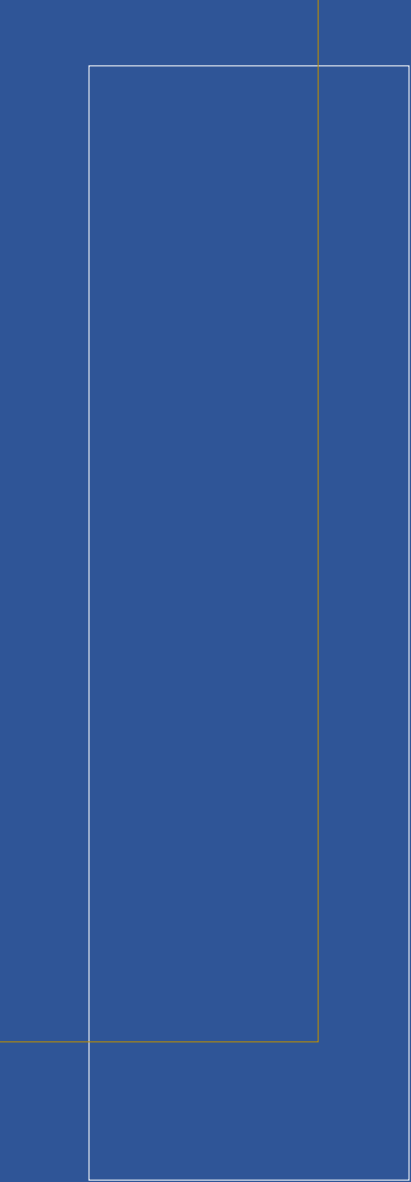
1x
GARDEN HOUSE

1
GARAGE PER
HOUSE

BE ABLE TO LIVE IN LARGE
DIMENSIONS.

1x
HOUSE WITH ROOF
TERRACE

GARDEN, BALCONIES, ROOF
TERRACE.



SPOILT FOR CHOICE

ROOF TERRACE WITH JACUZZI

OR

GARDEN WITH POOL

EVERYTHING THE

HEART

DESIRES:

ARCHITECTURE. NATURE. VIENNA.

DESIGN. ADVISING. BROKERAGE..

OBERREITER HOMES

IN REPRESENTATION OF CONSTRUCTION COMPANY:.



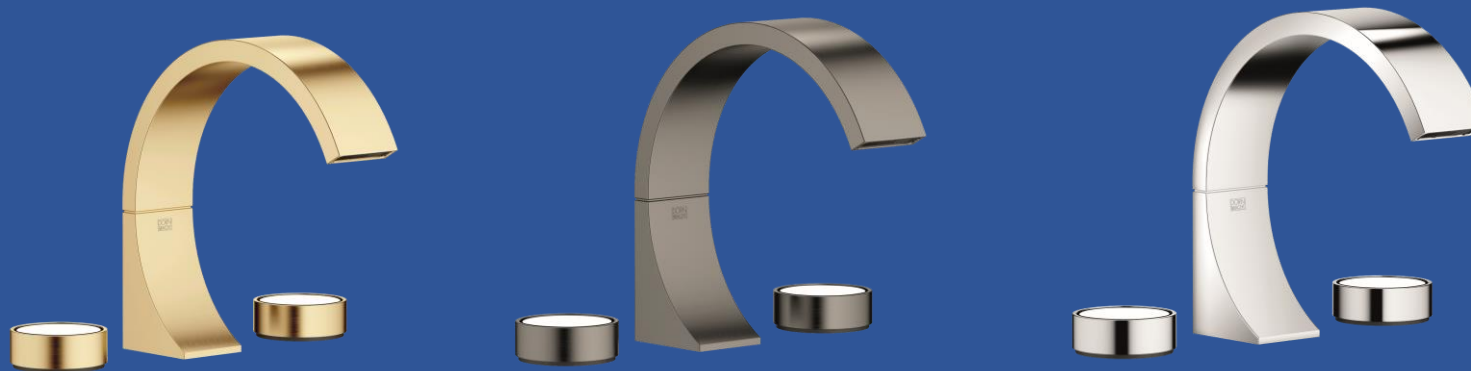
ARCHITECTURE



ARCHITECTURE

- UNIQUE, ONE OF A KIND AND YOUR NEW HOME
- EXCLUSIVE NEW BUILDING, IMPRESSIVE DESIGN
 - OPTIMAL ROOM DIVISION,
 - OPEN FLOOR PLANS,
 - GARDEN AND/OR ROOF TERRACE
- COLOUR, STRUCTURE, SURFACE: BRICK DESIGN
 - BRIGHT LIVING SPACES
- GARAGE: YOUR OWN PRIVATE GARAGE WITH LOTS OF STORAGE
 - UNIQUE LIVING FEELING
 - MIXTURE OF TRADITIONAL AND MODERN

DORNBRACHT
FITTINGS



SOLID WOOD
HERRINGBONE
PARQUET



MARAZZI
TILES



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

STANDARD EQUIPMENT

DORNBRAUCH

-COMING HOME-

„CYO“ AND „IMO“

IN THE COLOR
CHROME
FOR BATHTUB AND
BATHROOM SINK.





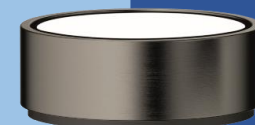
L U X U S
F U R N I S H I N G

DORNBRACHT

- COMING HOME -

„CYO“ AND „IMO“

IN THE COLOR
BLACK
FOR BATHTUB AND
BATHROOM SINK.



L U X U S
F U R N I S H I N G

DORNBRACHT

- COMING HOME -

„CYO“ UND „IMO“

IN THE COLOR
G O L D
FOR BATHTUB AND
BATHROOM SINK.



BRICK FACADE

LIKE IN THE GOOD OLD DAYS



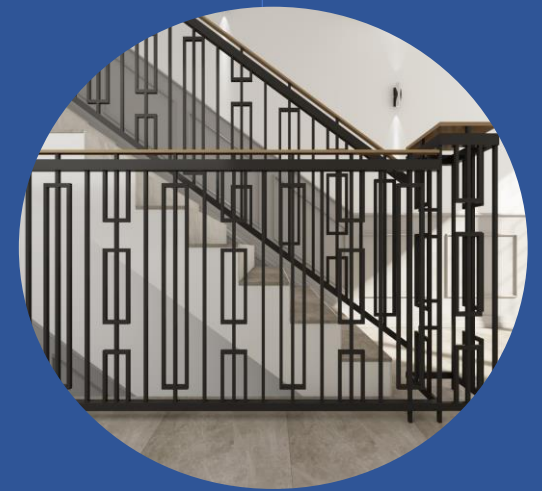
GENEROUS GLASS AREA

AND STILL LOTS OF PRIVACY



BLACKSMITH

HANDMADE MADE TO MEASURE



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

NO HEATING
COSTS



UNDERFLOOR HEATING
WITH COOLING FUNCTION

CONTROLLED VENTILATION
WITH HEATING AND COOLING,
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.

THE 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

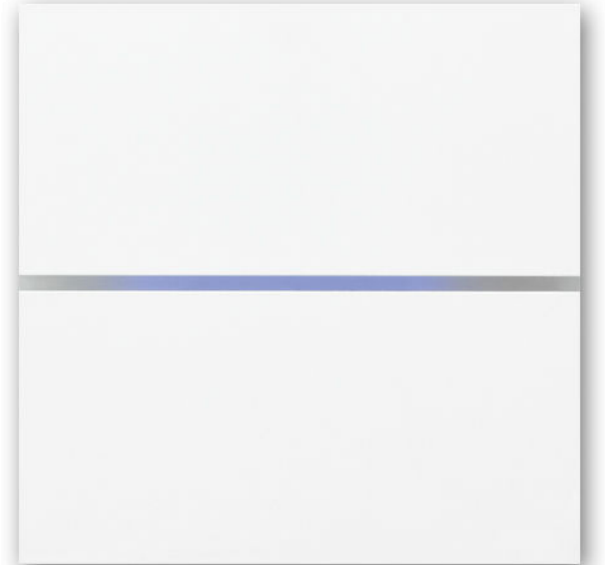
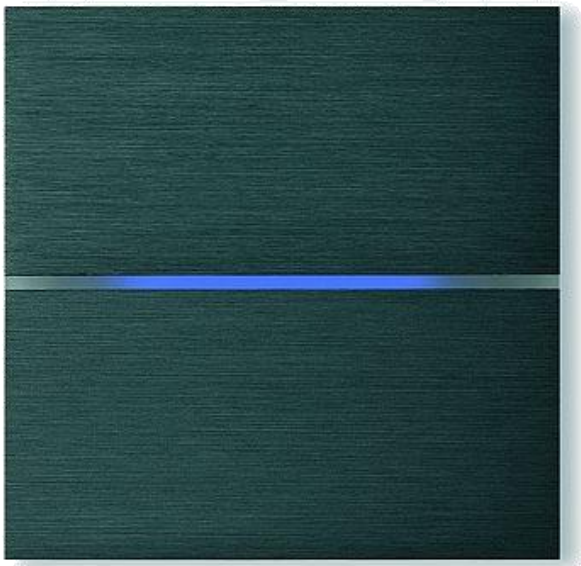
HOT WATER IS STORED IN BUFFER TANKS
AND AN UNLIMITED AMOUNT OF HOT
WATER
IS HEATED UP BY THE HEATERS WHEN
NEEDED. THIS IS DONE BY THE
PHOTOVOLTAIC SYSTEM WITHOUT ANY

OPERATING COSTS CIRCULATION.

INSTANT HOT/WARM WATER WITHOUT
HAVING TO WAIT.

BASALTE

SENTIDO



BRICK STANDARD RAISED

THE HEART OF
THE HOUSE
—
THE ROOF
TERRACE



TODAY'S **QUALITY** IS TOMORROW'S DURABILITY.

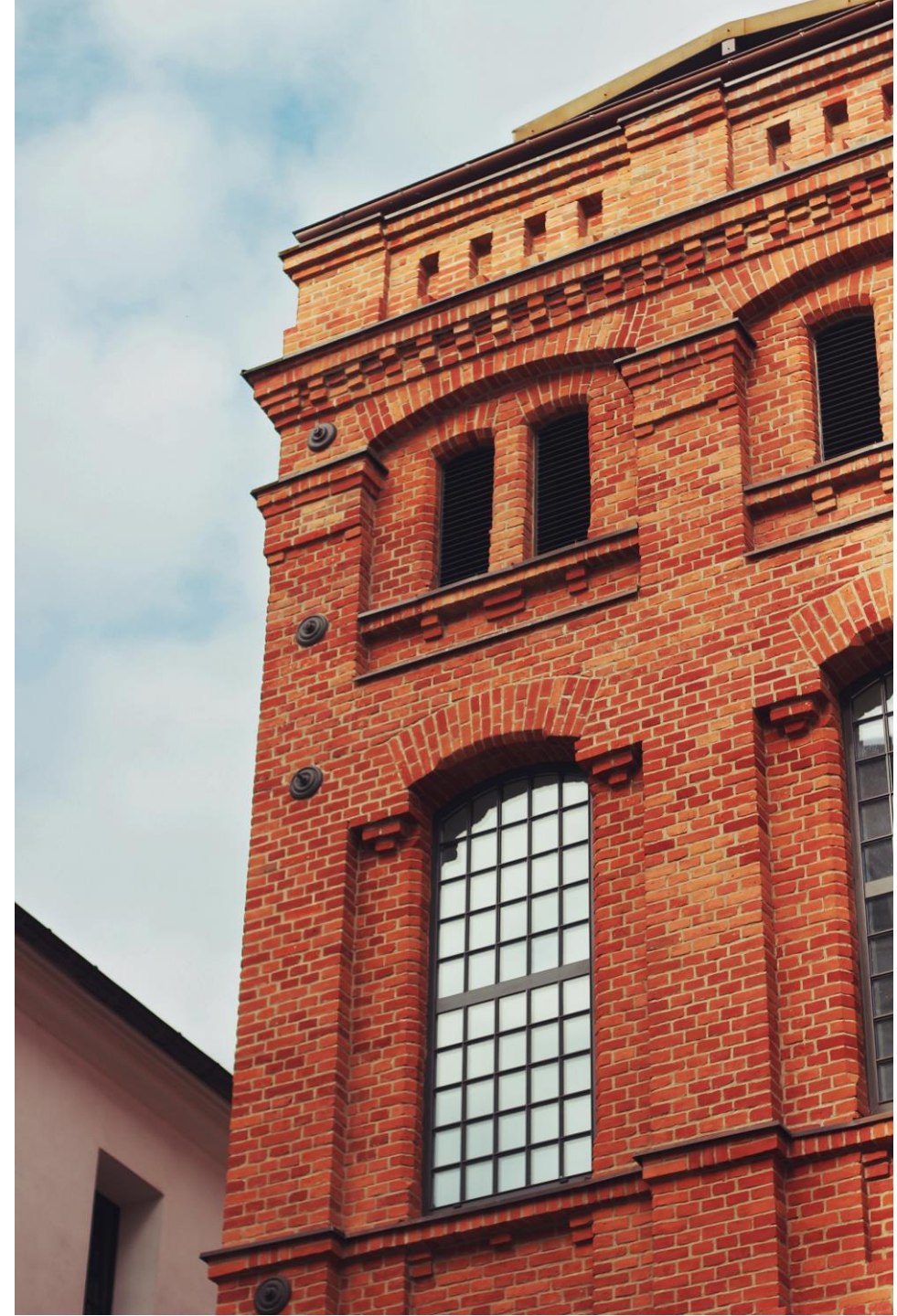


OUR GOAL IS TO GIVE BACK
WARMTH, CHARM AND CHARACTER
TO THE NEW BUILDING IN VIENNA.

THE INSPIRATION FOR THIS WAS
VIENNA ITSELF, OLD VIENNA STYLE,
HOUSES THAT, SMALL OR BIG, WERE
BUILT TO LAST.

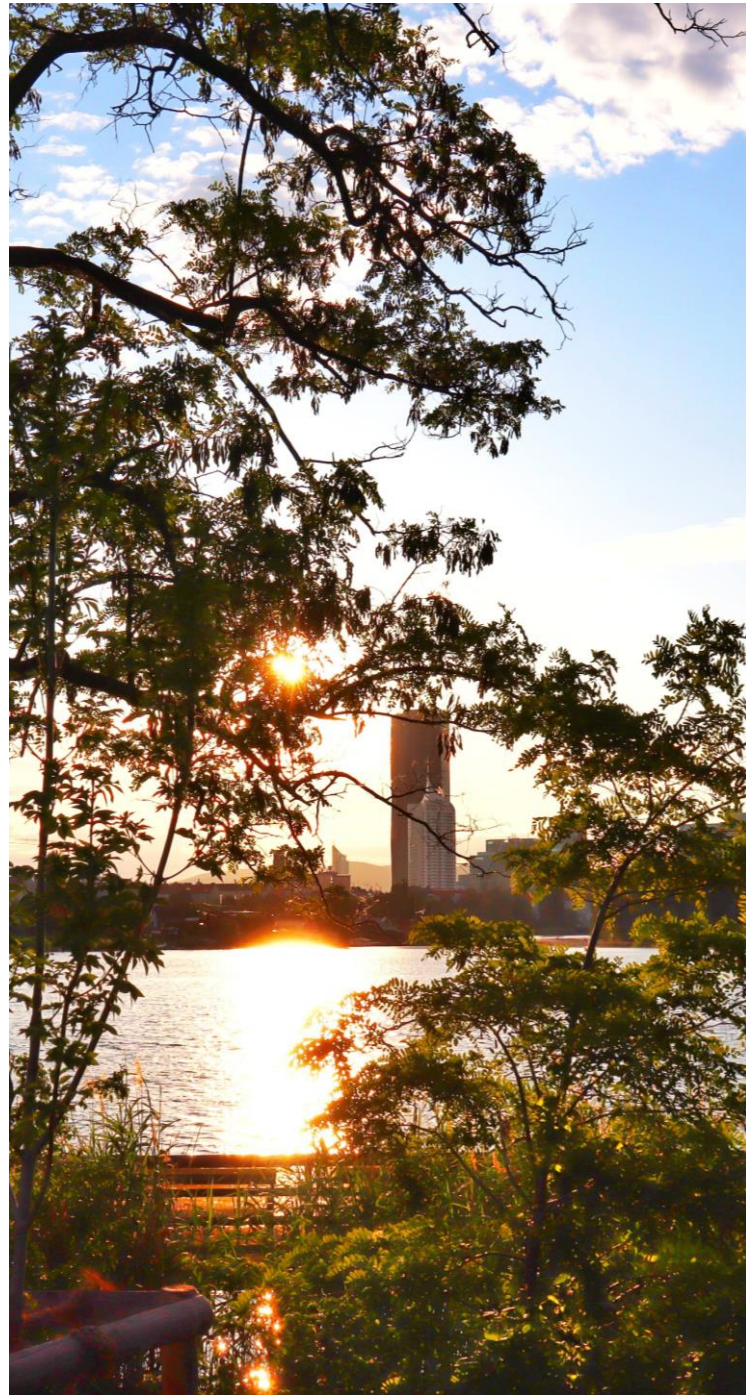
COLOUR, TEXTURE, NOBLE
PATTERNS AND OTHER ELEMENTS
THAT SIGNIFY QUALITY GAVE US
ADDITIONAL INSPIRATION.

-BRICK-





NATURE



NATURE

- IDYLIC LIVING
- OASIS OF RELAXATION: ALTE DONAU
 - RECREATION, NATURE CONSERVATION, SWIMMING FUN: IN THE IMMEDIATE VICINITY OF YOUR NEW HOME, THERE ARE TWO PUBLIC SWIMMING AREAS WITH SEVERAL WATER ACCESSES, PLATEAU, PARKS, TABLES AND BENCHES AND PUBLIC TOILETS.



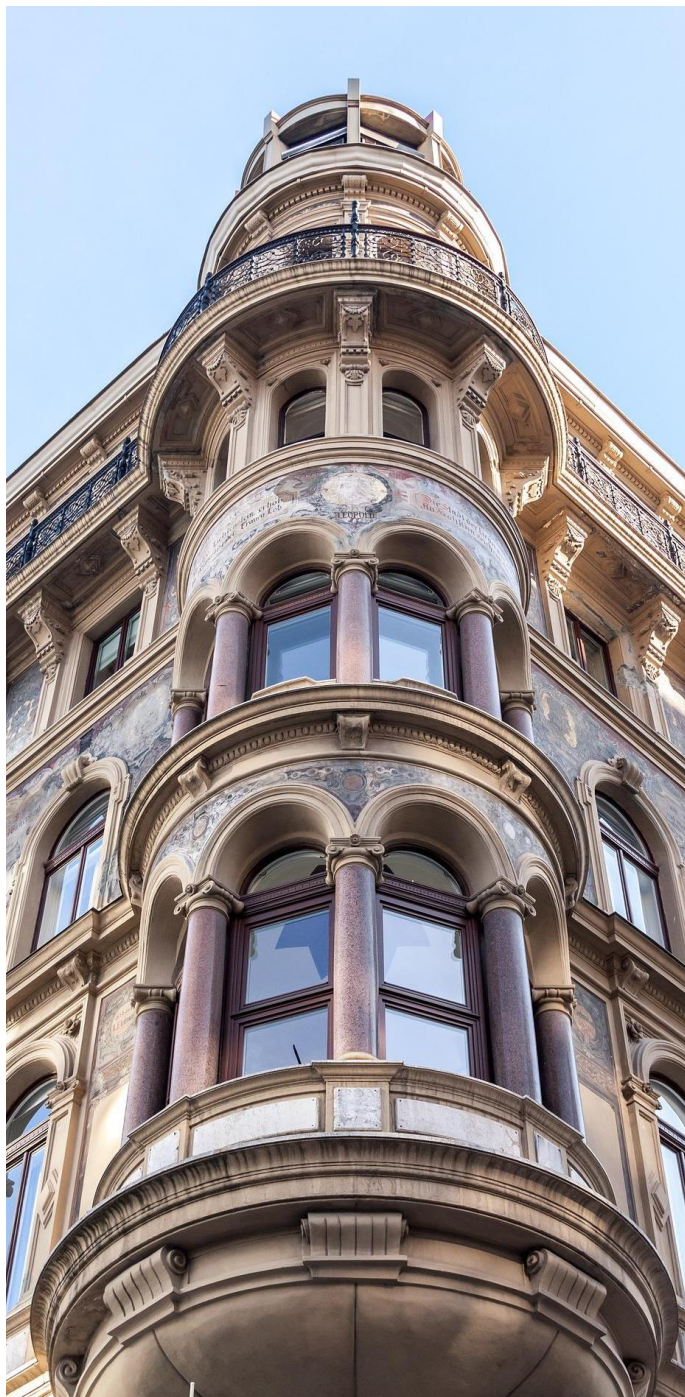




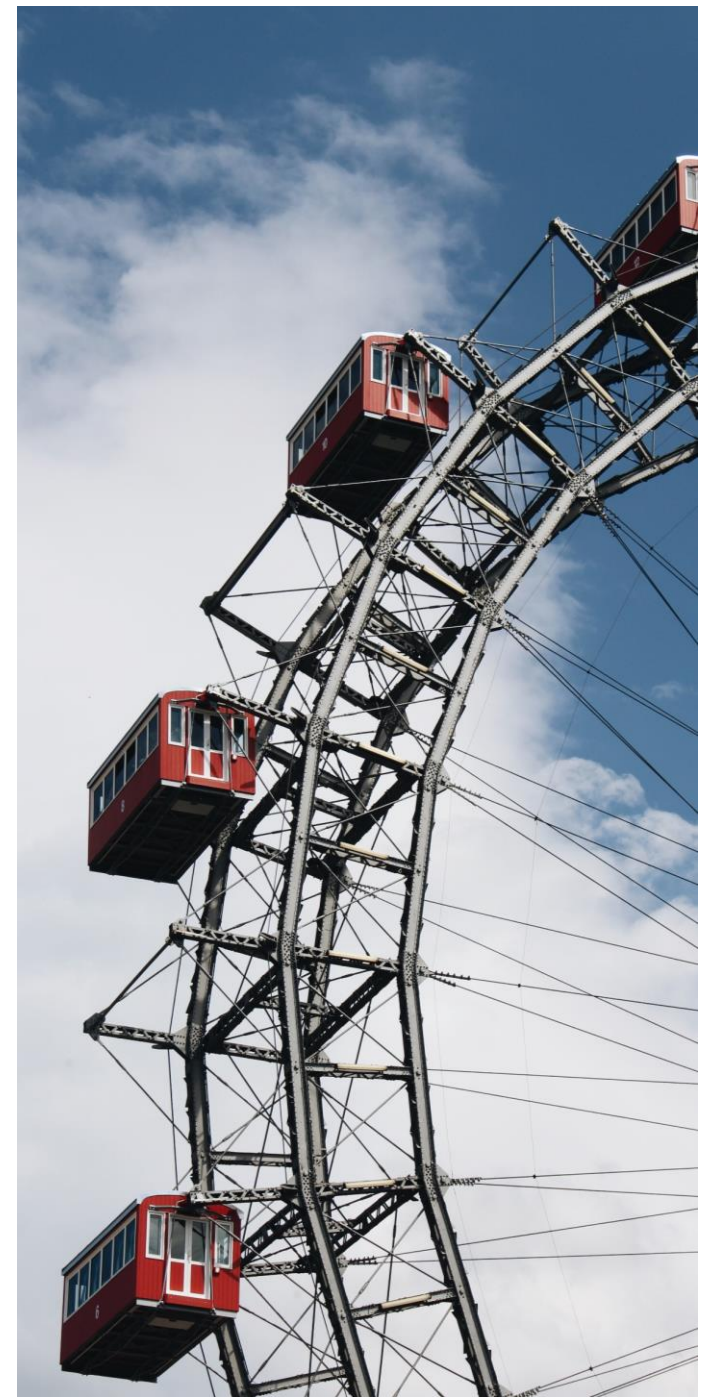


WINTER
MAGIC ON
THE ALTE
DONAU





VEINNA

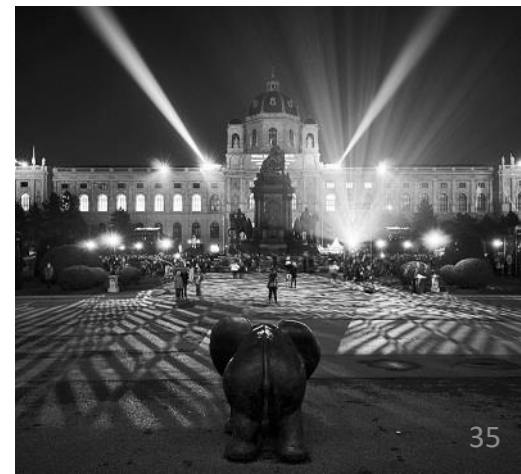


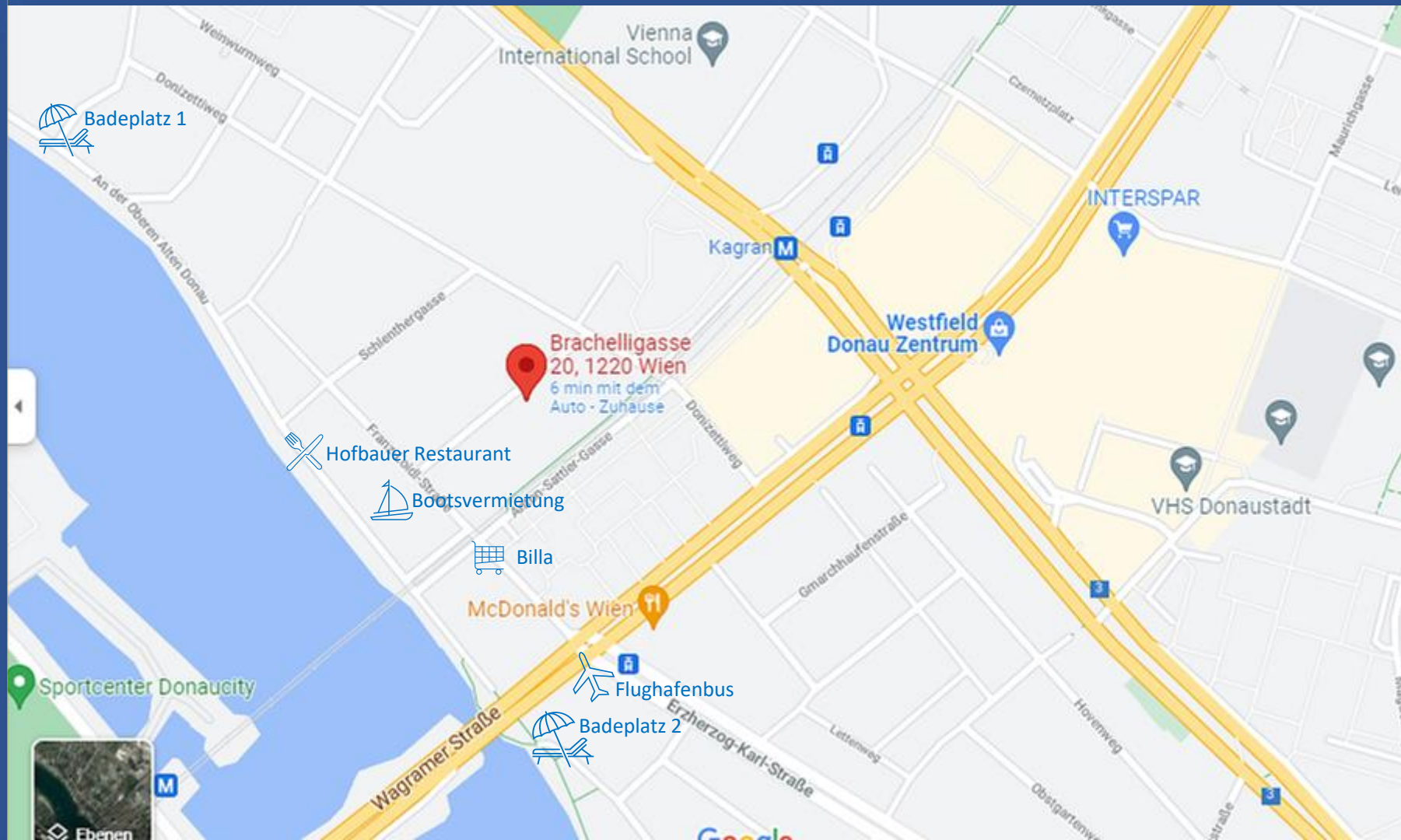
VIENNA

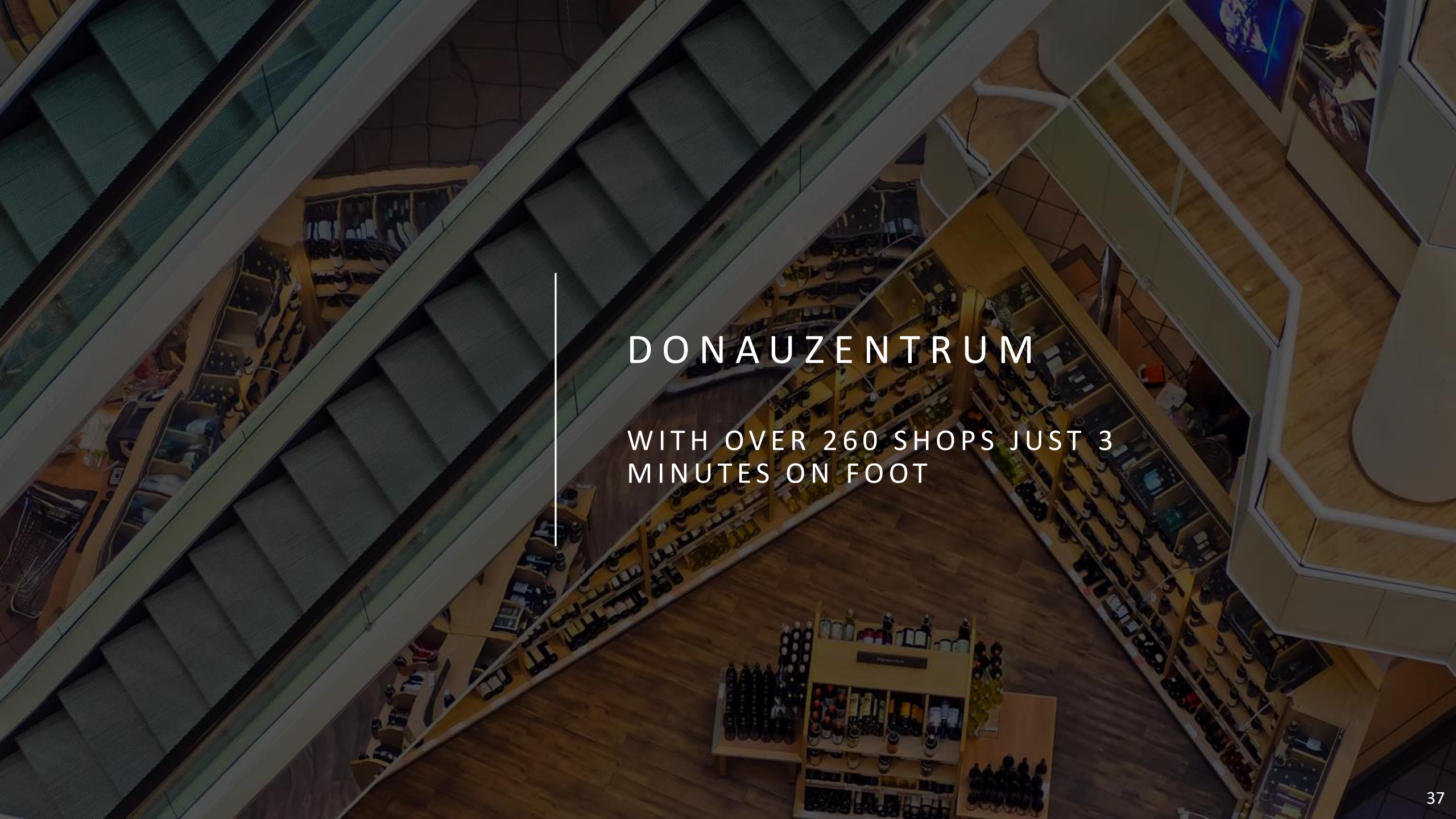
OPTIMAL TRANSPORT CONNECTIONS

- SUBWAY → KAGRAN U1 → 3 MINUTES ON FOOT;
- TRAM 25 → STATION SIEBECKSTRASSE → JUST 4 MINUTEN ON FOOT; **DIRECT CONNECTION TO U2, U6 AND SCHNELLBAHN;**
- BUS 22A; 27A → STATION KAGRAN → JUST 4 MINUTEN ON FOOT;
- AIRPORT BUS → KAGRAN → 4 MINUTES BY FOOT,
- KAGRAN → STEPHANSPLATZ → 8 STATIONS → 15 MINUTES;
- BRACHELLIGASSE → VIENNA INTERNATIONAL SCHOOL → 6 MINUTES BY FOOT;
- BRACHELLIGASSE → MONTESSORI PRIVATKINDERGARTEN → 13 MINUTES BY FOOT; 4 MINUTES BY CAR, 7 MINUTES WITH THE TRAM;
- BRACHELLIGASSE → DONAUZENTRUM → 5 MINUTES BY FOOT;

IN JUST 15 MINUTES, YOU
ARE IN THE HEART OF
VIENNA







DONAUZENTRUM

WITH OVER 260 SHOPS JUST 3
MINUTES ON FOOT



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

JUST 3 MINUTES ON FOOT



LIVINGROOM
ROLLIN CAT
TITAN LOUNGE
...



DOROTHEUM
SWAROVSKI
WATCH & DIAMONDS
...



SPAR
SPAR GOURMENT
CITY GOURMENT MIT
MEDITERRANEN SPEZIALITÄTEN



BANKEN
APOTHEKE
PUTZEREI
FITNESSZENTER
OPTIKER
...



FRISEUR
KOSMETIKSTUDIO
NAGELSTUDIO
...

SPORT



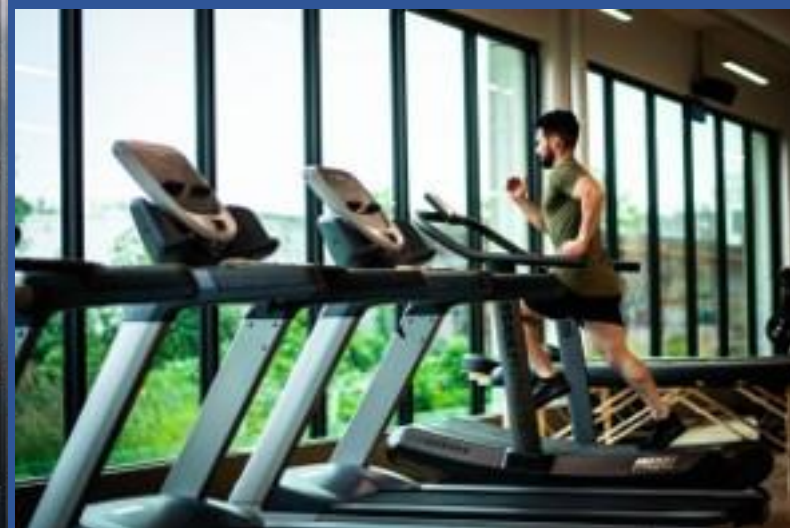
SPORTZENTRUM DONAU CITY

“ACCOMPANY US ON A WALK THROUGH THE HISTORY
OF DONAU CITY,

FROM THE DONAU-AUENLANDSCHAFT TO THE
SOPHISTICATED DONAU CITY, WHICH GIVES VIENNA'S
SILHOUETTE NEW ACCENTS.

OUR COMPILATION IS MORE THAN JUST A LIST OF
DATA AND FACTS.

SINCE 2000, ELEVEN ARTIFICIAL TURF COURTS AND A
MULTIFUNCTIONAL ARTIFICIAL TURF HALL HAVE BEEN
BUILT, FOUR SAND TENNIS COURTS HAVE BEEN MADE
PLAYABLE ALL YEAR ROUND THROUGH THE
CONSTRUCTION OF AN INNOVATIVE HALL, TWELVE
BEACH VOLLEYBALL COURTS INCLUDING FLOODLIGHTS,
AS WELL AS A NEW RESTAURANT AND SIXTEEN
CHANGING ROOMS HAVE BEEN BUILT.”



JOHN HARRIS
&
HOLMES PLACE
JUST MINUTES AWAY



BEST PRIVATE AND PUBLIC SCHOOLS

VIENNA INTERNATIONAL SCHOOL

MONTESSORI PRIVATKINDERGARTEN



FINEST CUISINE
LUXURY RESTAURANTS DIRECTLY ON
THE WATER



- HOFBAUER/UFERTAVERNE
- STRANDCAFE
- DAS BOOTSHAUS
- SELBSTVERSTÄNDLICH



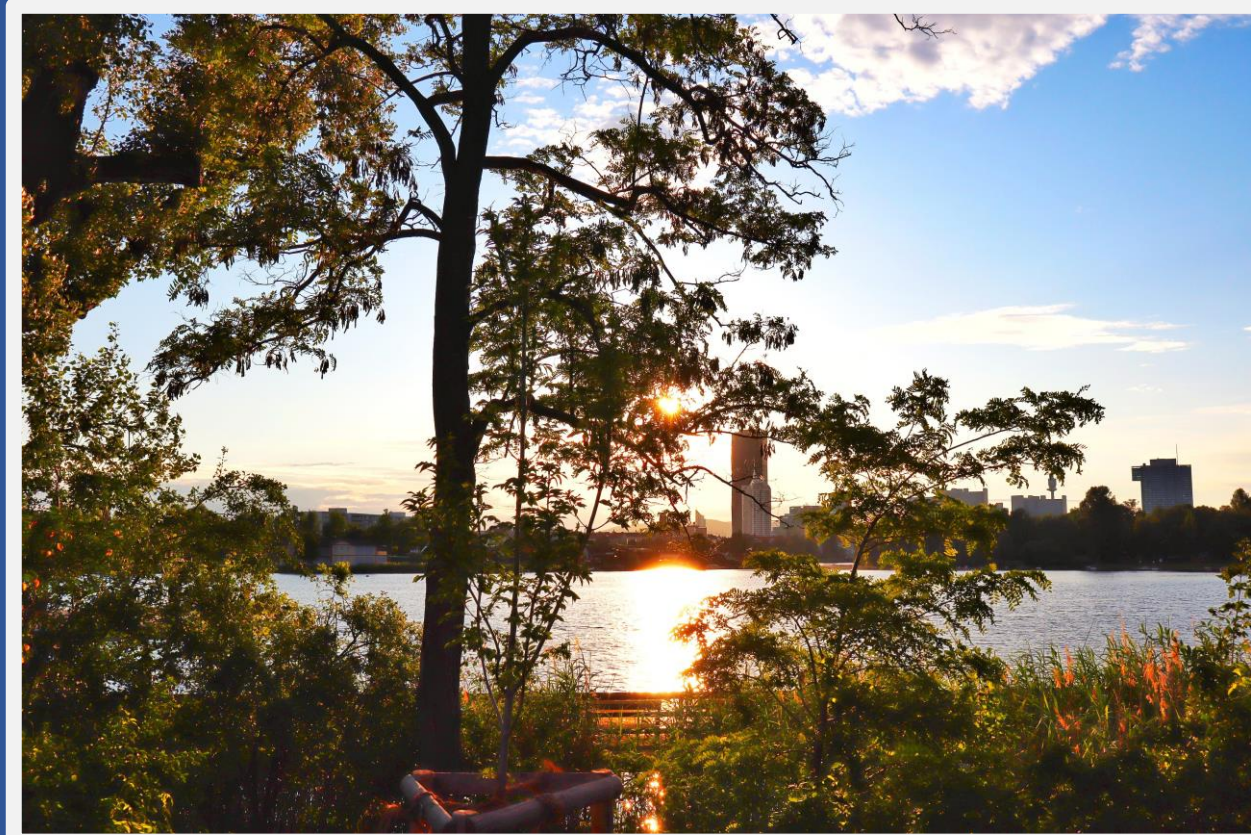
CULINARY JOURNEY THROUGH
UNIQUE EXPERIENCES
LUXURIOUS RESTAURANTS DIRECTLY
ON THE WATER YET CLOSE TO YOU



STAY
HERE



LIVE
HERE





MOST
BEAUTIFUL
SUNSETS IN
VIENNA

DONAUSTADT

ALTE DONAU
YOUR NEW HOME

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