

THE METROPOLITAN

Modern Living at Vienna's Central Station

FOLLOW YOUR DREAMS

Studio, apartment, or suite – which home suits your lifestyle best?

REACH FOR THE STARS

Discover the world and embark on your next adventure without any worries.

HAVE FUN DOWNTOWN

Immerse yourself in the metropolis and enjoy life in the heart of Vienna.





I'm THE METROPOLITAN, a Pleasure to Meet You.

The new skyline at Vienna's central station is growing: The impressive "The Metropolitan" skyscraper is expanding the horizon of the modern Quartier Belvedere and Sonnwendviertel neighbourhoods, as well as opening a new dimension of urban living. Thanks to its visionary architecture, the 60-metre tower, planned by Delugan Meissl Associated Architects, is a striking landmark in the dynamic urban development area in Favoriten. Its distinctive façade gives elegant expression to the quality of this imposing building. Clear contours create an exciting array of perspectives and impressions, depending on the angle, and captivate the eye.

In a prime downtown Vienna location, the futuristic skyscraper is a pioneering example of the modern urban lifestyle. Commuters, singles, or professionals – everyone feels at home here. The Metropolitan is liberal, open, and full of possibilities. The wide range of cultural and culinary opportunities in the area have a magnetic effect. Equally attractive is the proximity to the city centre, Helmut Zilk Park, Schweizer Garten, and Belvedere Palace. In no time, travel enthusiasts can set out from the central station on a train to discover the world and embark on their next adventure. In one of the greenest cities in Europe, life is diverse, dynamic, and trendsetting – with you right in the middle.

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Enjoy the Bright Side of Life!

Sonnwendviertel – Karl-Popper-Straße 5, 1100 Wien

370

Rental apartments

110

Underground garage parking spaces

19

Floors

12/2021

Ready for occupation

30–83 m²

Apartment sizes

Highlights

Co-working space

Common rooftop terrace

Fitness area

Commercial space on the ground floor

For All Those Who Aim High

Experience an architectural marvel in the heart of Vienna: The most exciting residential project in the city may not quite scrape the clouds with its 19 floors, but it still offers its residents a fantastic view of the city. Its unmistakable, futuristic character also extends to the interior of the high-rise building: There are 370 smart rental apartments to choose from, all with perfectly designed floor plans, top quality fixtures, and attractive balconies. Most of the studios and apartments are ideal for young professionals and the young at heart: apartments with 1 to 2 rooms and plenty of potential. The 4-room suites also offer you the ideal setting to both lay down some roots and float on cloud nine. High up in the air, the common rooftop terrace boasts a magnificent panorama of Vienna at any time, day or night. The building's own fully equipped co-working space is available free of charge to all residents looking for a modern work environment with a lively start-up atmosphere. The top-of-the-line Technogym equipment in the indoor fitness area – which can also be used free of charge – promises you an innovative full-body workout. A wide selection of food, beverages, and shops is available in the BahnhofCity as well as in the hip urban area around the central station.





Discover the perfect place for cosmopolitans and all those who want to lead a free and self-determined life. The Metropolitan offers smart residential solutions in a spectacular high-rise for happiness seekers, free thinkers, and high achievers. With special furnishings that make living as comfortable as possible. You have the choice between studios, apartments, or suites – which home suits your lifestyle best?

Facts

- Attractive outdoor areas in each apartment
- Top-quality parquet oak flooring
- Triple glazed wood/aluminium windows
- Outdoor sun blinds (on the south side)
- Security entrance doors
- Underfloor heating via district heating
- Underfloor cooling via district cooling
- Fixtures for hanging curtains (on the north side)
- AEG kitchen appliances
- Heating energy requirement:
Residential – 19.11 kWh/m² per year
Commercial – 61.3 kWh/m² per year

Highlights

- Modern studios, apartments, and suites
- Optimal floor plans for every life situation
- Free fitness area and co-working space
- Underground garage in the building with 110 parking spaces
- Great connections to public transport (regional, national, and international)

Hidden Places & Places to Be

Hip cafes, cool bars, and a carefree atmosphere: The Metropolitan is located at the vibrant Vienna Central Station between the modern Quartier Belvedere and the green Sonnwendviertel. Here you can hang out off the beaten track and enjoy unique shops, restaurants, and artistic and cultural events, as well as fresh air in the green parks – all right on your doorstep. Numerous attractive sites invite you to linger, walk around, and be amazed. Plus, Wieden, Landstraße, and the historic city centre are just a few steps away. Whether it's tennis in the Arsenal, contemporary art in Belvedere 21, or a cocktail in the rooftop bar across the street – at Karl-Popper-Straße 5, you can become one with the beating heart of the city and, at the same time, find peace and tranquillity in the neighbouring lush green parks. Everything is possible in this unique location.

Highlights

Underground, commuter, tram, and bus lines in the immediate area (U1, 1, 18, O, D, 13A, and 69A)

Ideal connection to local- and long-distance rail service and air transportation thanks to the central station and international bus terminal

Wide selection of restaurants, bars, and shops on the ground floor and in the neighbourhood

Various artistic and cultural events in the surrounding area

Numerous attractive parks and gardens in walking distance

Public Transport

5 min. to Stephansplatz

10 min. to Oberlaa – Therme Wien spa

11 min. to Donauinsel (Danube Island)

15 min. to the airport





City centre



Vienna Concert Hall



Vienna School of International Studies



Aurora Rooftop Bar



Belvedere 21



Sonnwendviertel

TIP

Tichy ice cream parlour has the best ice-cream apricot dumplings in Vienna. A must-have on hot summer days.



urban



sophisticated



metropolitan



All in 1: The Studio Above the City

The motto of the studio in The Metropolitan is "all-in-one". Compact housing reflects the current zeitgeist, which prioritises flexibility. The first-rate floor plan packs the functionality of a two-room apartment into a compact studio. Thanks to the modular furnishing concept, the sleeping, dining, and living spaces can be customised at any time according to your liking. The studio follows the contemporary trend and is tailored to the needs of adaptable and individual living in a modern ambience near the city centre.





View from the 19th floor looking west

1-room studio

All-in-one: approx. 45 m² of living space

Open kitchen

Attractive balcony



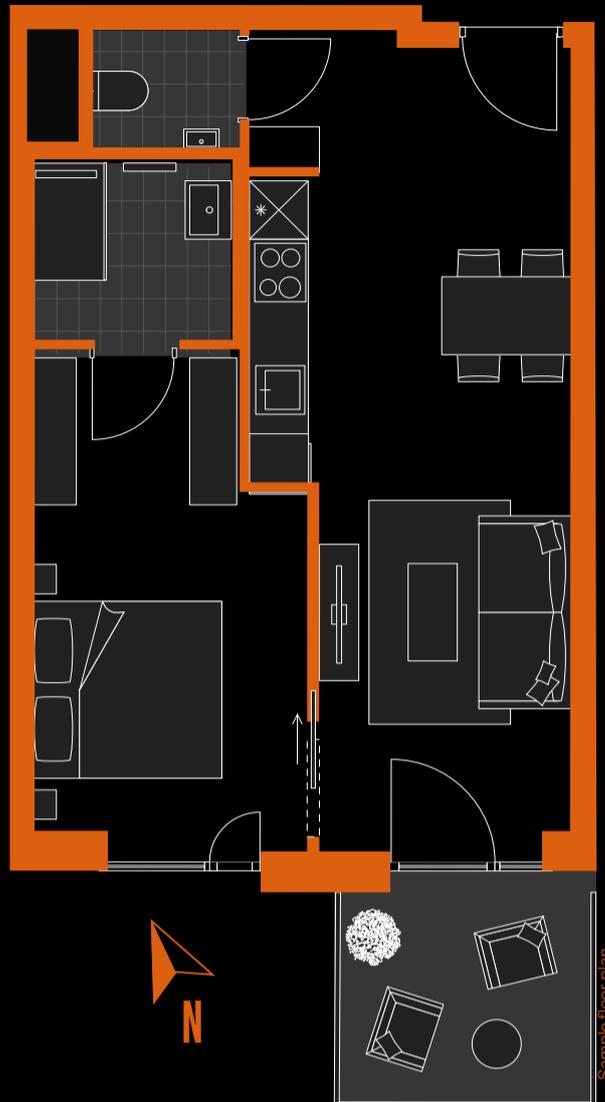
2-room apartment

All-in-two: approx. 45 m² of living space

Roomy open kitchen

Bedroom with en-suite bathroom

Attractive balcony



All in 2: The Apartment Among the Clouds

Exclusive, clear, and practical: The 2-room apartment combines outstanding design with a sophisticated living concept. Thanks to sleek, elegant parquet floors, floor-to-ceiling windows, and an attractive balcony, this apartment type is in high demand. The cosy bedroom, including a spacious dressing room, leads directly into the modern en-suite bathroom, furnished with high-quality materials. Here you can enjoy complete privacy and let yourself practically fall into bed after your shower. Maximum comfort and ideal amenities make life in this apartment something special every day.



4-room suite

All-in-four: approx. 82 m² of living space

Roomy open kitchen

3 perfectly designed bedrooms

1 or 2 attractive balconies

All in 4: The Suite Living Dream



Stimulating urbanity and stylish retreat: Life in the 82m² modern suite is cool, hip, and spacious. Three centrally accessible bedrooms, a top-quality bathroom, and a large open kitchen make urban living a pleasure here. Sometimes, you just need more space: for yourself, for your loved ones, or simply for your own thoughts. The attractive suite is guaranteed to provide you with the retreat you need to experience new things, enjoy life, or spend a day undisturbed in home office. In addition, the two sunny balconies are the perfect spot for a relaxing Sunday brunch – without, of course, forgetting about the famous “Viennese cosiness”.

Ready, Steady, Live!



In-house fitness area



Co-working space



Common rooftop terrace



Would you like to burn off some energy, or would you prefer to hang out with your friends on the rooftop terrace? Whatever you need for your personal well-being, The Metropolitan has it. You can work out to your heart's content thanks to the in-house fitness centre and the top-of-the-line Technogym equipment. And the best thing is afterwards you're already at home. The common rooftop terrace is the most relaxing place to experience the Viennese sense of life on the highest level. During the day, get away from it all and sip on a cappuccino, and in the evening, enjoy a cool drink above the rooftops of Vienna and watch the lights of the city on the Danube flicker. In The Metropolitan, the sky's the limit! The cosmopolitan residential tower also caters to the demands of a changing work world with

a pioneering concept. Thanks to its modern facilities and surrounded by a lively, urban environment, the co-working space provides an inspirational mindspace, ideal for achieving a rewarding work-life balance.

140m² Fitness area with Technogym equipment

120m² Modern co-working space

70m² Rooftop terrace with common lounge

**What Is
the City
but the
People?**

– William Shakespeare





Quartier Belvedere

Feel the Heartbeat of the City

The heart of the city beats here: The trendy area around Vienna's Central Station exudes a cosmopolitan, creative atmosphere and exerts an extraordinary power of attraction. Young galleries, state-of-the-art architecture, extensive parks, and fancy restaurants make a city a metropolis – as do renowned concert halls, large museums, and nostalgic shops. Enjoy diverse cultural life,

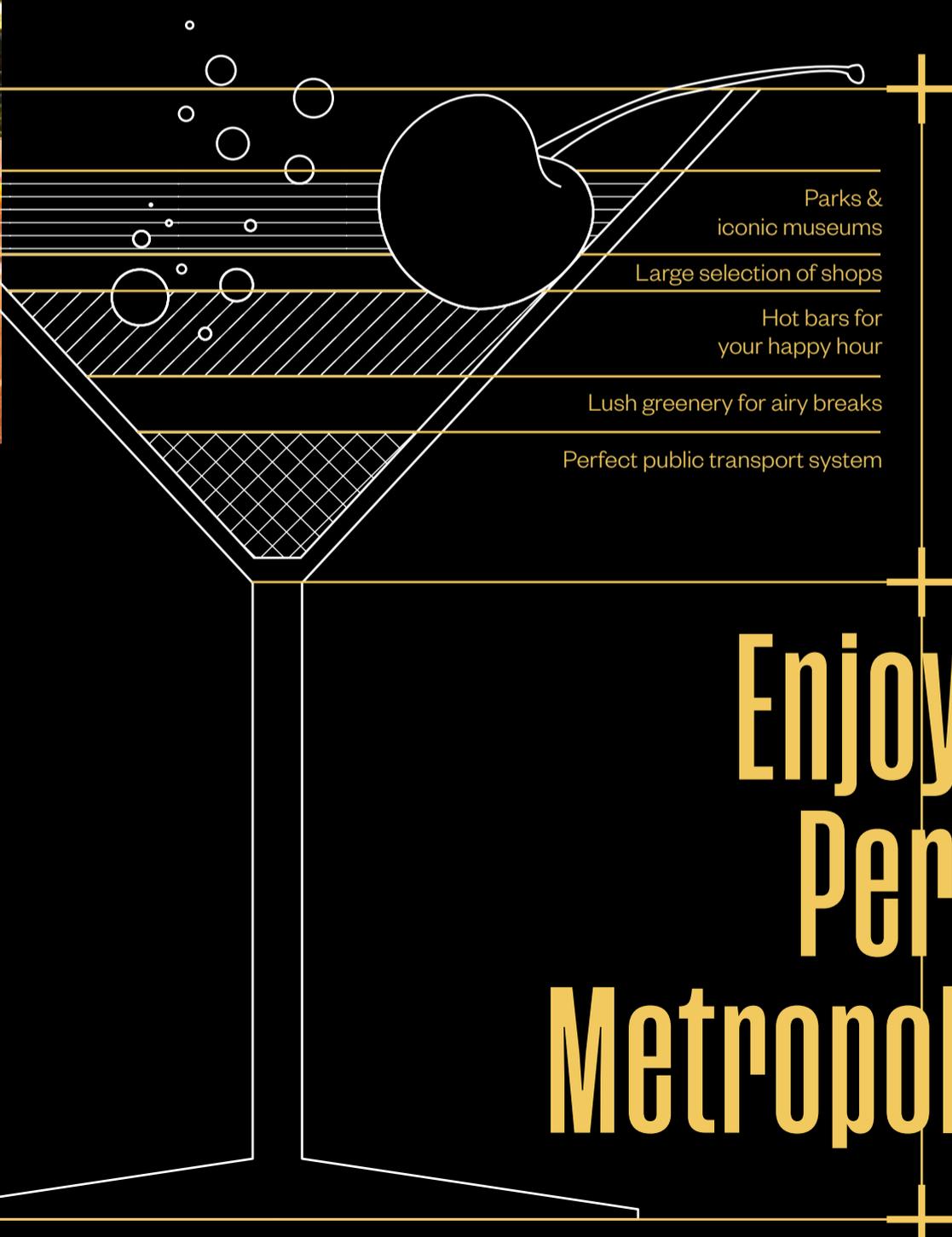
world-famous sights, exciting city tours, delightful experiences, and a markedly modern lifestyle. Where the historic city centre meets the futuristic urban district, you can feel the spirit of the time and be inspired by its metropolitan vision. Nowhere else but here can you find first-class quality of life and urban joie de vivre in such close proximity.

Listen to the Sound of Vienna



Viennese to-go

- A Hetz** Good atmosphere
- Steffl** St. Stephen's Cathedral
- Haberer, Spezi** Good friend
- Habedehre** Greeting (have the honour)
- Fiaker** Horse-drawn carriage
- Anserpanier** Your Sunday best
- Masn** Luck



Enjoy the Perfect Metropolitan



Helmut-Zilk-Park



Big City Life

There couldn't be more lifestyle and diversity than in the booming area around Vienna's Central Station. Everything is located within easy reach, and most of it even within walking distance. Situated directly at Austria's most important national and international transport hub, you can enjoy unlimited

mobility 365 days a year. Immerse yourself in the metropolis and enjoy life in the heart of Vienna. Or discover the world and embark on your next adventure without any worries. Whether you're a city lover or a world traveller, The Metropolitan offers you the perfect base for an unrivalled sense of life.

Contact Us!

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Disclaimer: This brochure provides general information about the project and does not constitute a contractual basis. The floor plans and views shown are based on data that represent the current design status at the time of printing, which may vary during further planning stages. All shown views of the buildings as well as the furnishings are symbol images and free artistic representations. No liability is assumed for the correctness, completeness and validity of the pictures and contents. Changes, errors, and misprints excepted. Photos: p. 4: Stocksy / Cameron Zegers; p. 10: Stocksy / Kike Arnaiz; p. 14: Co-Working-Space – © Renderhouse e.U. | Windstärke7 ZT-GmbH; p. 19: Adobe Stock / IVASHstudio. © openstreetmap.org, opendatacommons.org, creativecommons.org - base map and data from OpenStreetMap and OpenStreetMap Foundation. Design & renderings: JAMJAM – jamjam.at. Status as of July 2021






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