



Wohnen. Werte. Wohlbefinden.

Environmental awareness.
Exceptional quality of living.
Enduring value.

Nachhaltig
Mehr ⊕ Wert



> 35

CURRENT PROJECTS

> 5,000

NEW APARTMENTS

> 300

PROJECTS DEVELOPED AND REALISED

> 500,000 m²

OF USABLE SPACE

> 40

YEARS' EXPERIENCE

> € 2 billion

TOTAL VOLUME

1

COMMON GOAL

WE BUILD ON SUSTAINABILITY – AND ON MANY PARTNERSHIPS





Environmental awareness. Exceptional quality of living. Enduring value.

With a track record of success on the real estate market stretching back over more than forty years, SÜBA is one of Austria's longest established and most solidly performing property developers. With offices in Vienna, Munich and Budapest, our core business is the design, construction and sale of residential and commercial real estate and the development of urban quarters.

Sustainability is today's benchmark: The city of tomorrow must be a place with an exceptional quality of life – attractive, green and flourishing. As experienced residential and urban developers, we are conscious of the pioneering role that we play in sustainable building and in the shaping of urban spaces that are fit for the future.

Innovative architecture, high-quality design and sustainable energy concepts are central to all our projects, the focus of which is the well-being of people and the natural environment. In this way, we assume responsibility and guarantee enduring value.

The sole shareholder of SÜBA AG is Hallmann Holding International Investment GmbH (www.hallmannholding.at).











Natural
added value.

Building with environmental awareness


Sustainable, resource-efficient and intelligent energy solutions for a climate-friendly future: Only those who think socially, environmentally and economically can build sustainably.

We are shaping the future of urban development so that this future can be shared by all: people, business and the natural world. We consistently use renewable energies and our new buildings are certified in line with systems such as klimaaktiv, the climate protection initiative of the Federal Ministry for Climate Action, Environment, Energy, Mobility, Innovation and Technology. Our building standards already meet the requirements of the EU Taxonomy Regulation, which defines the criteria for sustainability.

We think sustainably. We work together with our energy planners and other well-known partners to develop highly-efficient and forward-looking buildings by combining a range of technologies to create an intelligent and extremely efficient energy system:

-  Geothermal energy (ground heat)
-  Component activation
-  Photovoltaics
-  Wind energy (peak shaving for levelling out peak loads)
-  E-mobility
-  Green roofs
-  Energy storage
-  The use of rainwater for green areas

Our PlusEnergieQuartier21 in Vienna sets new standards for urban development. Our objective is to inspire as many as possible to build in the same innovative way.

A woman with blonde hair, wearing a grey t-shirt and blue jeans, is lying on a white sofa, smiling and looking out a large window. The room has a sloped ceiling, light wood flooring, and a large window with a white frame. A wicker armchair with two pillows is near the window. A low white coffee table holds a vase of flowers and some papers. A round wooden side table with a wire base holds a magazine and a small bowl. A potted plant is visible in the background.

“It’s great
to be
home.”

BARBARA SCHETT

Homes with an exceptional quality of living

Our objective is to ensure an exceptional quality of living, because a good home is not just a basic need but, rather, a prerequisite for a good life.

My home is a place of well-being. Those who build homes must perfectly understand the expectations of those who live in them. We consider, investigate and establish new criteria and approaches. There is clearly no contradiction between climate-friendly building and affordable homes, because we deliver both a higher quality of living and lower energy costs.

Optimal constructional quality, excellent facilities and timelessly modern architecture are amongst the unmistakable features of our projects. Our apartments offer maximum functionality, perfect layouts and attractive open areas. We create high-quality living space in prime locations.

⊕ Living more comfortably with component activation

No fossil energies are used for heating and cooling. So you can enjoy a feel-good atmosphere all year round.

⊕ Living more cosily

The radiant heat generated by temperature-controlled ceilings creates a natural, draught-free indoor climate.

⊕ Living more healthily

The constant indoor temperature (20–25°C) allows you to sleep well, right throughout the year.

⊕ Living more economically

Integrated ceiling cooling combines an efficient cooling performance with low energy consumption. This optimises operating costs and saves you money.



A place
that is worth
its weight
in gold

Investments with enduring value

We build on sustainability.

Values for generations. Those who build living space must focus on people. Individual needs should be addressed and met responsibly, reliably and in a spirit of partnership. Only in this way can a home also become a medium and long-term investment with a high potential for growth. By developing, planning and building real estate with enduring value we set standards for many generations to come.

Green Buildings. The challenges of climate change create the need for new building standards – the demand for buildings with enduring value will grow enormously in the next few years. This is why the value of our properties is rising and their competitive advantage is assured.

We are already able to realise cost-effective buildings that require zero fossil energy and whose operation is also virtually climate-neutral.

⊕ **Robust, low-maintenance technologies**
Consistently low operating costs improve the reliability of the planning process and ensure long-term tenant loyalty.

⊕ **Energy efficiency, ecological value and high-quality execution**
Sustainability leads to lower lifecycle costs.

⊕ **Fossil-free air conditioning and resource-efficient construction**
We bring attractive products with enduring value to the market.

⊕ **Long-term investments that retain their value**
The expectation that capital assets retain their value has rightly become the new status quo.

PLUS ENERGIE QUARTIER 21

PILZGASSE 33, 1210 VIENNA



We are shaping the future of urban development.

PlusEnergieQuartier21 – the new quarter forms part of the research project “Zukunftsquartier” and combines living, working and leisure space in line with the specialist concept of the Productive City.

By setting the highest standards for energy-efficient building, PlusEnergieQuartier21 is generating **ADDED + VALUE** in triplicate - for people, business and the environment.



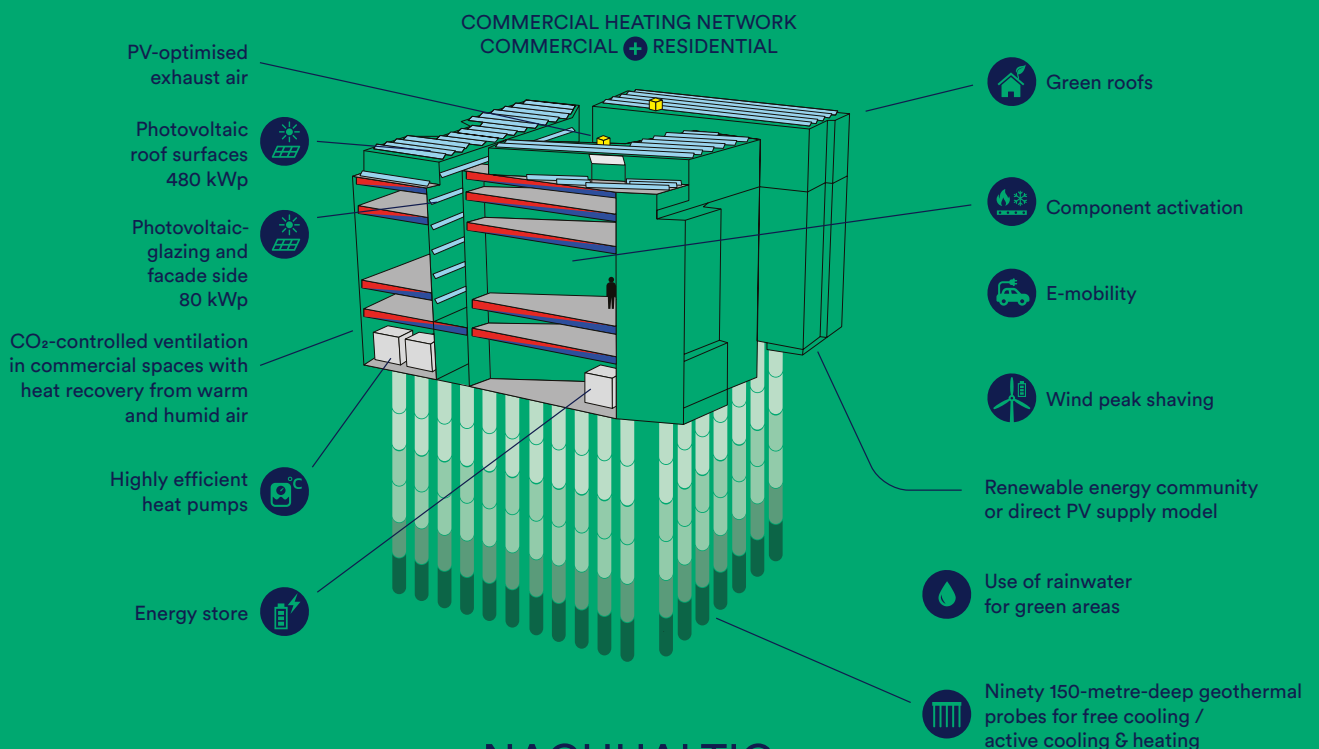
www.PEQ21.at



A further advantage:
Zero Fossil Energy

We combine a range of technologies into an intelligent, highly-efficient energy system.

PLUS ENERGIE QUARTIER₂₁



planned:



EU taxonomy-compliant verified by ÖGNI

**NACHHALTIG
MEHR+WERT**

On the cutting edge

Demand for living space is growing – yet land reserves have to be protected. This is why we use properties that have already been developed. The specialist concept of the Productive City paves the way for this reuse of existing sites.

The focus of this process is the creation of a comprehensive package for residents, users and also neighbours – working, sleeping, living – in one quarter, at an affordable cost and in line with the highest climate protection standards.

For more comfortable homes with a perfect interior climate, for more potential working environments – for our common future!



More environment, less CO₂

It's simply a great feeling to be able to do something to protect the environment – every day, at home and at work.



More value, less costs


It's unbelievable but true: The operating costs are lower than those of conventional projects, despite the much stronger sense of well-being.



More time at home, less time in the office

If my home offers me the ideal conditions for spending one or two days a week in my home office – what more could I want?

A plus for Floridsdorf

Water, comfortable bars and restaurants and lots of green space – that's what Vienna's fastest growing district has to offer. PlusEnergieQuartier21 is bringing decisive ADDED  VALUE to Floridsdorf.

SÜBA Europe



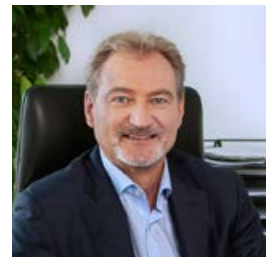
Vienna

SÜBA Austria

SÜBA AG is a fully-owned subsidiary of HALLMANN HOLDING. Thanks to our innovative building standards, our huge potential market stretches beyond Austria's borders. Our company headquarters in Vienna also manages German projects via SÜBA Holding Deutschland GmbH. In future, these activities will be supported by the Munich-based SÜBA Deutschland Bau- und Projektmanagement GmbH.

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SÜBA Germany

A new chapter of our success story is being written in Germany – where SÜBA Deutschland Bau- und Projektmanagement GmbH, which was established in 2020, and its Managing Director Albert Heinermann provide expert operational support.

SÜBA Deutschland Bau- und Projektmanagement GmbH
Rosental 6, 80331 Munich



Budapest

SÜBA Hungary

Our activities in Hungary are being expanded under the leadership of Rudolf Riedl, Managing Director of SÜBA Hungary.

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RUDOLF RIEDL, MRICS
Managing Director
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Places that are worth their weight in gold.

- Reference projects
- Under construction
- At the planning stage

- St. Moritz, Hotel Kempinski
- Rennbahnstraße 29, St. Pölten
- Linzerstraße 139-141, 3003 Gablitz

- Liechtensteinstraße 73, Brunn/Geb.
- Beethovenplatz 4-6, 2500 Baden
- Bahngasse 17-21, Wiener Neustadt





21., Prager Straße 105, 109

21., Hopfengasse 5-7

21., Fritz-Kandl-Gasse 25

21., Brünner Straße 10

21., Oskar-Grissmann-Straße 11

21., Leopoldauer Straße 131

19., Kahlenberger Straße 1

21., Pilzgasse 33

**PLUS
ENERGIE
QUARTIER₂₁**

ngasse 10

22., Am Rautenweg

22., Hilde Hanak Gasse

22., Breitenleer Straße

22., Schukowitzgasse

20., Nordwestbahnstraße

EsslingLiving
22., Rosthorngasse 5

3., Ungargasse 21-23

3., Landstraßer Hauptstraße 112
3., Rennweg 52

3., Rennweg 54

5., Schönbrunner
Straße 29

3., Rennweg 88

3., Rennweg 90

5., Bräuhausegasse 48

3., Urschenböckgasse 3

10., Rieplstraße 1-5

Budapest, Österreichische Schule

Budapest, SÜBA Trade Center

Budapest, Csatarka 34

angasse 58-60

11., Mailergasse 21

Ala Nora, 2320 Schwechat, Innerbergstraße 1-9

10., Oberlaaer Straße 29

10., Scheunenstraße

SÜBA

Experience with success

During the course of over 40 years and 300 projects we have been supplying the real estate market with living space, added value and a sense of well-being. We plan, develop and build projects that offer environmental awareness, an exceptional quality of living and enduring value to a wide range of individual clients and investment groups. These projects are particularly notable for their sustainability, location, optimal layouts, high constructional quality and timeless modern architecture.

Value for investors



2700 Wiener Neustadt - the sustainable urban quarter

Bahngasse 17-21, Lederergasse 33

An innovative urban quarter is being built in Wiener Neustadt. The project is setting the highest standards for quality and sustainability and will provide a powerful boost to the reinvigoration and the greening of the heart of the city.

A total of around 500 residential units with balconies, terraces or private gardens are being realised. The well-thought-out mix of apartments, which is designed to meet the needs of younger and older residents alike, ranges from micro-apartments to sheltered housing. Both rental and freehold apartments are on offer.

In addition to a diverse mix of apartments, a further key asset of the project is its educational offering.

The new urban quarter is completed by a range of attractive shopping facilities, an extensive medical centre, small-scale restaurants and bars, inviting fitness areas and modern office space at ground-floor level.

- Photovoltaics (also facade) 
- Component activation 
- Heat pumps 
- Geothermal energy 
- Heat network 
- E-mobility 
- Energy store 
- Green roofs 
- Permeable surfaces 
- 
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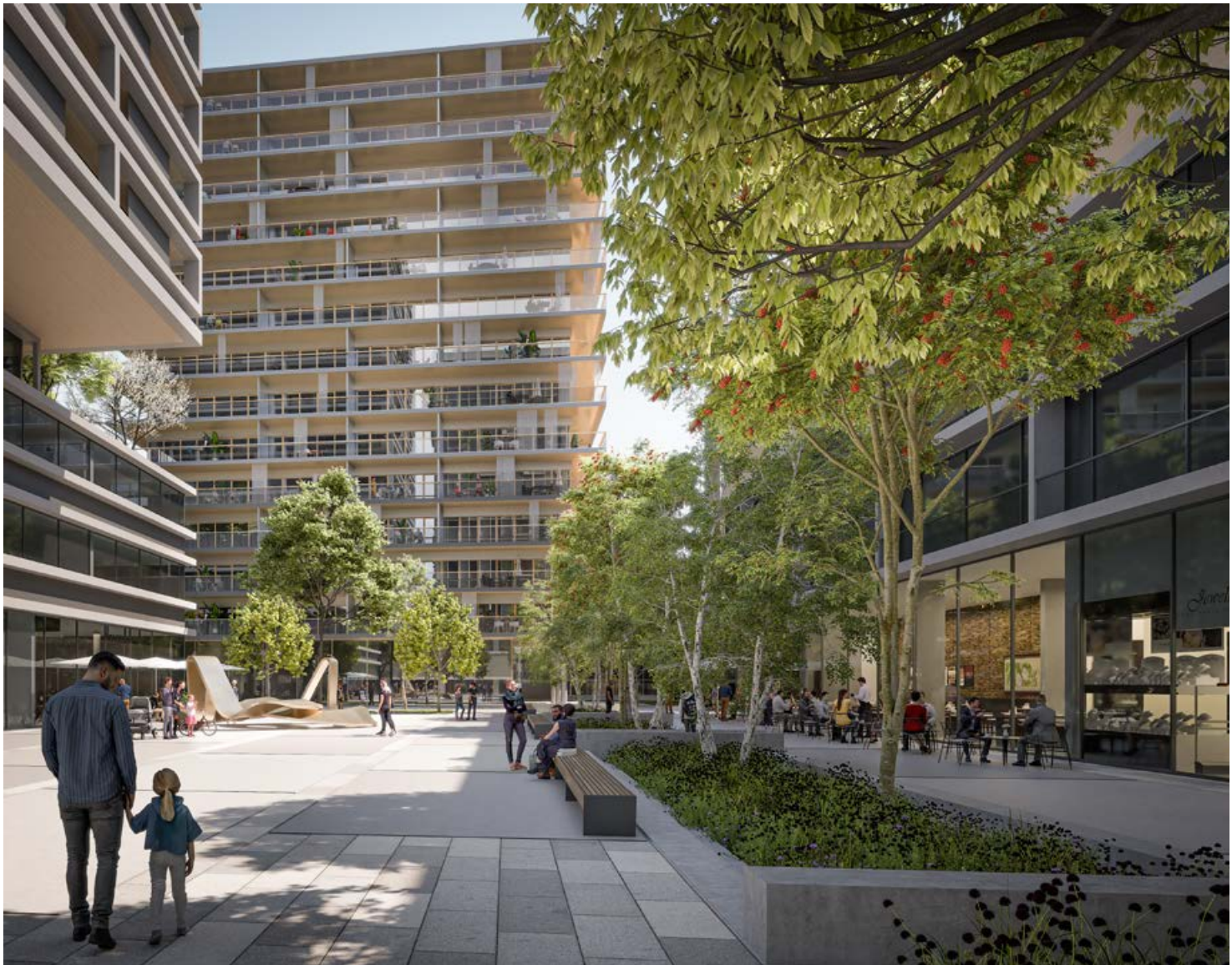
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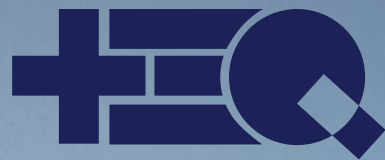


Project type	Investor / Rental and freehold apartments, commercial space
Size of project in m²	approx. 55,000
No. apartments	approx. 500
No. parking spaces	approx. 600
Projected completion	approx. 2027





PLUS ENERGIE QUARTIER 21





PlusEnergieQuartier21

1210 Vienna, Pilzgasse 33

Vienna's first plus-energy district is being realised at Pilzgasse 33, 1210 Vienna, in cooperation with Vienna City Council and as part of the research project "Zukunftsquartier".

The planned quarter contains around 28,000 m² of net usable space, which is equally shared between residential and commercial uses. Due to its highly-efficient building envelope, the current constructional and energy concept will result in an annual heating demand of just 15 kWh/m² NFA.

This is a landmark project in the area of climate-friendly building that not only provides living and commercial space that makes a positive contribution to climate protection, but will also reduce the pressure on the municipal energy supply network.



planned:



- Photovoltaics (also facade) 
- Component activation 
- Heat pump 
- Geothermal energy 
- Wind peak shaving 
- Heat network 
- E-mobility 
- Energy store 
- Green roofs 

Project type	Investor/ Rental apartments, commercial space
Total size of project in m ²	approx. 28,000
Usable residential in m ²	approx. 14,500
Commercial / Office space in m ²	approx. 12,700
Kindergarden in m ²	approx. 800
No. apartments	approx. 270
No. parking spaces	approx. 190
Projected completion	approx. 4 th quarter 2024

KleeLiving

1230 Vienna, Breitenfurter Straße 178–182

-  Photovoltaics
-  Component activation
-  Heat pumps
-  Geothermal energy
-  Wind peak shaving







Project type	Investor / Rental apartments
Size of project in m²	approx. 17,300
No. apartments	265
No. parking spaces	160
Projected completion	approx. 3 rd quarter of 2023



1110 Vienna

Mailergasse 21

-  Photovoltaics
-  Component activation
-  Heat pumps
-  Use of groundwater



Project type	Investor / Rental apartments
Size of project in m²	approx. 9,000
No. apartments	155
No. parking spaces	81
Projected completion	approx. 3 rd quarter of 2023



Looking to the future

With virtual reality and augmented reality, we accompany you on a visit to tomorrow's world.

For many years, plans, visualisations and models were the most suitable means of presenting real estate projects. Today, however, there are many more ways of giving clients a better impression of their dream home. Virtual 360-degree tours offer them the opportunity to view the sought-after apartment in much more detail.

VR glasses allow you to immerse yourself in a building and enjoy the feeling of being at the heart of things so that you can better understand and evaluate its spatial dimensions, fixtures and fittings as well as external areas such as balconies and green spaces.



An aerial perspective of a modern, multi-story residential building complex. The buildings are white with flat roofs that feature a combination of green vegetation and solar panels. The complex is surrounded by trees and landscaping, including a central courtyard with a lawn and some trees. The overall design is clean and modern, emphasizing sustainability and green living.

Well-being for residents

Planning. Building. Growing.

We build with foresight and focus on quality of living, because a good home is a prerequisite for a good life. We attach particular importance to residential comfort, optimal plans and perfect locations. At the same time, however, we must not lose sight of ecological matters: It's more important than ever to think about people and the environment simultaneously – which means that energy-efficient and resource-friendly building concepts are the new status quo.





Das Koloman

2000 Stockerau, Hauptstraße 8 / Schlösselgasse 8

Type of project	Investor / rental apartments
Size of project in m²	approx. 13,600
No. apartments	187
No. parking spaces	approx. 300
Projected completion	approx. 4 th quarter 2023

planned:



Photovoltaics







Component activation

Heat pump

Geothermal energy

E-mobility

District heating





At the planning stage



LivingAmSteindl 3500 Krems Bäckerberggasse 12

Type of project	Freehold apartments
Size of project in m ²	approx. 5,000
No. apartments	approx. 60
No. parking spaces	approx. 80
Projected completion	approx. 3 rd quarter 2024

Component activation	
Heat pump	
Geothermal energy	
E-mobility	
Energy store	

Ala Nova 2320 Schwechat Innerbergerstraße 1-9

Type of project	Investor / rental apartments
Size of project in m ²	approx. 12,000
No. apartments	approx. 180
No. parking spaces	approx. 270
Projected completion	approx. 4 th quarter 2024

Photovoltaics	
Component activation	
Heat pump	
Groundwater extraction well	
E-mobility	
Energy store	
Wind energy	
Green roofs	

planned:



Am Apfelbach 3003 Gablitz Linzerstraße 139-141

Type of project	Freehold apartments
Size of project in m ²	approx 4.700
No. apartments	approx. 70
No. parking spaces	approx. 70
Projected completion	approx. 1 st quarter 2025

Photovoltaics	
Component activation	
Heat pump	
Geothermal energy	
E-mobility	
Energy store	
Wind energy	
Green roofs	

planned:




83169 Munich

Marbachstraße 9

A project of SÜBA Holding Deutschland GmbH

Type of project	rental apartments
Rentable living space in m²	approx. 3,100
No. apartments	74
No. parking spaces	38
Projected completion	approx. 2 nd quarter 2024

planned:








Photovoltaics

Heat pump (ice storage)

E-mobility

Green roofs

Permeable surfaces





1025 Budapest
Csatárka u. 34

A project of SÜBA Hungary Kft.

-  Photovoltaics
-  Heat pump
-  Geothermal energy
-  E-mobility
-  Green roofs

Type of project	Freehold apartments
Size of project in m²	approx. 930
No. apartments	9
No. parking spaces	12
Projected completion	approx. 2 nd quarter 2024



planned:



coming soon

1200 Vienna, Nordwestbahnstraße 53
1220 Vienna, Marietta-Blau-Gasse

St. Moritz
Hotel Kempinski, Via Mezdi 27



References



LivingImFranks

3430 Tulln, Wiener Straße 6–8

- Photovoltaics
- Component activation
- Heat pumps
- Gas-fired condensing boiler
- Geothermal energy

Early 2022 a residential complex with a total of 83 attractive apartments and two commercial units has been built at Wiener Straße 6 – 8, 3430 Tulln. The apartments range in size from 2 to 4 rooms and 44 to 135 m² of usable residential space. Each apartment has an open space such as a loggia, a balcony, a terrace or a garden.

The energy supply to the complex is based on a system of geothermal heat pumps. Thanks to concrete core activation, the floor slabs will heat and cool the building in winter and summer respectively.

Type of project	Investment project, freehold apartments
Size of project in m²	approx. 5,700
No. apartments	83
No. commercial units	3
No. parking spaces	58
Completion	1st quarter 2022



1030 Vienna

Urschenböckgasse 3

-  Photovoltaics
-  Geothermal heat pumps
-  Geothermal energy
-  E-mobility
-  Green roofs



Type of project	Investor / Rental apartments
Size of project in m²	approx. 7,900
No. apartments	121
No. parking spaces	188
Completion	2 nd quarter 2021





EsslingLiving 1220 Vienna, Rosthorngasse 5

-  Photovoltaics
-  Component activation
-  Heat pumps
-  Groundwater extraction well
-  E-mobility
-  Green roofs

Type of project	Investor / Rental apartments
Size of project in m²	approx. 5,000
No. apartments	82
No. parking spaces	46
Completion	2 nd quarter of 2021



1210 Vienna

Leopoldauer Straße 131



Type of project	Investor / Rental apartments
Size of project in m ²	approx. 13,000
No. apartments	232
No. parking spaces	125
Completion	4 th quarter 2020



LeopoldauerLiving

1210 Vienna, Oskar-Grissemann-Straße 11

Type of project	Investor / Rental apartments
Size of project in m ²	approx. 3,300
No. apartments	41
No. parking spaces	28
Completion	1 st quarter 2019



1210 Vienna

Prager Straße 105, 109

Type of project	Investor / Rental apartments
Size of project in m ²	approx. 16,700
No. apartments	252
No. parking spaces	144
Completion	4 th quarter 2018



KellerbergLiving
1230 Vienna, Kellerberggasse 70

Type of project	Freehold apartments
Size of project in m ²	approx. 4,500
No. apartments	60
No. parking spaces	39
Completion	4 th quarter 2020



OberlaaerGarten, 1100 Vienna Oberlaaer Straße 29, Untere Kaistraße 16

Type of project	Freehold apartments
Size of project in m²	approx. 2,600
No. apartments	35
No. parking spaces	37
Completion	3 rd quarter 2019



HaymoLiving 1230 Vienna, Haymogasse 14

Type of project	Freehold apartments
Size of project in m²	approx. 4,600
No. apartments	46
No. parking spaces	67
Completion	3 rd quarter 2015



Further references

Investor / Rental apartments

Selection

			Size of project in m² (approx.)	Number of apartments
1030 Vienna	TrioLiving	Rennweg 52, Aspangstraße 27	7,000	114
1030 Vienna		Rennweg 88, Aspangstraße 61	3,100	58
1030 Vienna		Rennweg 90	2,700	39
1030 Vienna		Ungargasse 21–23	2,000	31
1050 Vienna		Sankt-Johann-Gasse 8–10	4,900	77
1210 Vienna		Fritz-Kandl-Gasse 25	3,300	48
1210 Vienna		Brünnerstraße 10	4,628	64
1230 Vienna	Das Kutscha	Josef-Kutscha-Gasse 11	1,600	25
1230 Vienna	Rivolo 23	Reklewskigasse 18, Podhorezkygasse 10	2,100	30
1230 Vienna		Baslergasse 6	4,652	73

Freehold apartments

			Size of project in m² (approx.)	Number of apartments
1120 Vienna	Providentia	Schlöglgasse 4	1,500	25
1120 Vienna	EICHE66	Eichenstraße 66	1,600	28
1140 Vienna	WestSideLiving	Linzer Straße 80	3,500	44
1140 Vienna	RosentalLiving	Rosentalgasse 9	1,900	27
1140 Vienna	BestInWest	Hochsatzengasse 32	1,500	20
1140 Vienna	FelbiGo	Felbigergasse 65	1,600	20
1160 Vienna	Am Starchant	Johann-Staud-Straße 21–23	2,200	17
1160 Vienna	Monteverde	Hertlgasse 8–10	1,600	13
1170 Vienna	Vivaldi	Neuwaldegger Straße 23	4,000	25
1190 Vienna	KrottenbachDeluxe	Hartäckerstraße 120, Felix-Dahn-Straße 49	1,600	21
1230 Vienna	DueVille23	Kanitzgasse 14–16	2,500	22
1230 Vienna	Atzgersdörfli	Meisgeyergasse 6–10	2,100	24

Only those
who think socially,
environmentally and
economically can
build sustainably.



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