

## **Living in the LAXURY project soon possible**

**Marketing launch for LAXURY - a residential project by the S+B Gruppe at Laxenburger Strasse 2, opposite Vienna Central Station, in the new "Neues Landgut" neighbourhood with high-quality condominiums and attractive open spaces as well as office and commercial space**

(Vienna, 6.2.2024) - After the foundations for the LAXURY project were laid last year and the building is getting ever closer to its final height of 35 metres, the S+B Gruppe can now announce the start of sales of 80 condominiums and six office and commercial spaces.

LAXURY focuses on 72 modern, cleverly designed condominiums in various sizes from approx. 30 m<sup>2</sup> to approx. 225 m<sup>2</sup>, with one to four rooms. Each flat has an outdoor area, be it a loggia, a balcony or a terrace. There are also 8 townhouses for sale, each with its own garden. The office and commercial areas, which are located on the ground floor and first floor, have between approx. 150 and 700 m<sup>2</sup>.

The project, designed by the renowned architectural firm Dietrich | Untertrifaller, was conceived with an eye to grandchild-friendly construction methods. Two different architectural themes emerge from the predominantly 'glass' base. The cantilevered balconies of the residential floors accentuate the façade and offer each flat a private, weather-protected outdoor space. At the same time, the façade design protects against noise emissions from the neighbourhood.

In addition to the connection to the district heating network, the building's own photovoltaic system on the roof produces green energy for the communal areas. The energy-efficient concrete core activation system can both heat and temper the buildings. To make you feel at home within your own four walls, you can choose from a range of high-quality finishes, fittings, etc. and use smart home functions in the flats. Spacious communal green areas with a generous children's and youth playground invite residents to linger and socialise with one another, perhaps even at a culinary highlight in the Gösserhalle. The newly created Walter Kuhn Park with extensive play and sports facilities is right on the doorstep, as is the new school campus with kindergarten and music school. Vienna's third-largest library will open in the new neighbourhood at the end of 2024.

The proximity to the railway station provides optimal connections with the underground, trams, buses, suburban trains and trains. However, if you prefer to get around by bike, car or pushchair, future users will find plenty of space in the building's garage. For additional storage space, there are generous optional storage areas in the building.

PRESS RELEASE  
S+B Gruppe AG



First impressions of this project can be gained at [www.laxury.at](https://www.laxury.at) - and you can use the flat finder to select your favourite flat. ESTINA Immobilien and IMMOcontract have been exclusively entrusted with the sale of the flats.

**Picture credits:**

© OLN (exterior visualisation), © squarebytes (interior visualisation),  
Use for press purposes free of charge with attribution

[Link to the pictures](#)



**About S+B Gruppe:**

For more than 38 years, S+B Gruppe AG - an internationally active, private project developer in Vienna, Warsaw, Prague and Bucharest - has been realising complex projects as an investor and total buyer. The family-run team led by Vorarlberg-based building contractor Reinhard Schertler and Viennese general planner Alfred Michael Beck, with Management Board members Wolfdieter Jarisch and Oliver Zaininger responsible for Austria and Management Board members Franz Paul Bauer and Johannes Paul Bauer appointed for the CEE region and Management Board members Edmund Völker and Wolfgang Eder for finance and accounting, specialises in the planning, construction management, commercial management and marketing of high-quality construction projects. Numerous major projects are currently under construction in Central and Eastern Europe. With an investment volume of more than EUR 7.16 billion, properties with 1,360,000 m<sup>2</sup> of usable space have already been realised.

[www.sb-gruppe.at](http://www.sb-gruppe.at)

**Enquiries to:**



S+B Gruppe AG  
Andrea Jarisch  
Head of Marketing | Communication

[andrea.jarisch@sb-gruppe.at](mailto:andrea.jarisch@sb-gruppe.at)  
Tel: +43 1 7130650 5019