

# Vienna Gate - giving Petržalka the new lifestyle

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Recently such projects include the multifunctional residential complex Vienna Gate situated between the Matador swimming pool and the new attractive Petržalka promenade, which was approved after three years from the start of its construction. Their first owners and users can thus gradually move to new homes and settlements - apartments, flats and business premises.

## Keys as town-creating factors

To enrich the housing segment by the object with a high level of services and conceptually connected to the existing buildings, that was in the words of the investor - Vienna Gate 1 - the intention of the project, which brings 296 new residential units in sizes from 43 m<sup>2</sup> to 170 m<sup>2</sup> in the Bratislava residential market. The complex consists of three parts: two residential towers - Vienna apartment house and Brána flat house - and with them the functionally connected three-storied glassed gallery reminding promenade with a variety of shops and services consisting of restaurant, cafe, bank, notary office, fitness centre and others that will be available to residents or visitors of Vienna Gate.

Architectural design of residential towers looks like wings of opening doors, which are turned opposite to each other in order the flat units we maximally lighted and their inhabitants not to see to each other windows. The high standard of flats and apartments is reflected not only in their design itself, but also in the top internal and external equipment. The average price of 1 975 Euro per square meter, VAT included, includes two receptions with 24-hour security guards and a camera system, spaces cooling in summer, aluminium window profiles, large wooden flooring, unique ceramic tile facade with self-cleaning effect, stainless steel accessories and special noise eliminated ventilation in residential units.

Among the „12 keys of Vienna Gate“, which the investor is seen as "city-creating factors giving Petržalka a new lifestyle, " capaciousness of residential units is in the forefront - interiors as well an outdoor terrace - reliable soundproofing against noisiness from a street and from neighbours, basic services together (including a children's playground, laundry, "breakfast in bed"), panoramic view of the Danube metropolis or Alpine peaks, the possibilities of active rest in half-kilometre distance (tennis courts, indoor ice area, swimming pool, climbing wall, bowling, beach volleyball, badminton playground), the proximity of Bratislava's historical centre, bicycle paths, Aupark shopping centre and Janko Král' garden, the motorway bypass with fast connection to Austria, Hungary and Czech Republic or the train, which takes for a journey to Vienna unprecedented 40 minutes.

## Queen with an energy certificate

„In the presence negotiations are on-going with individual tenants of commercial premises and we are considering the possibility of discounts on various services for residents of Vienna Gate,“ said Roman Balogh, the president of the Vienna Gate 1 company board of directors. According to the investor information young people aged 25 to 35 years coming from all Slovakia, who after high school got a job in Bratislava and are looking for their first own housing, manifested the highest interest in living in Vienna

Gate among more than one hundred residents. They mainly bought the single to double roomed flats in the size up to 65 m<sup>2</sup>, which are about one third. „For those interested in living in Vienna Gate a few of them as well as those with larger size are still available,“ added the state of availability Jana Klůčiková from Key2B Company.

In near future the exceptional position of Vienna Gate is to be highlighted by the international project, whose result should be the art rail connection Paris - Strasbourg - Stuttgart - Munich - Linz - Vienna - Bratislava using the world-known TGV French high-speed train with the estimated time of passing from 8 to 8.5 hours.

The last trump in the sleeve of Vienna Gate is that it represents one of the first projects successfully passing through demanding energy certification, which provides to future residents a guarantee of relatively low energy consumption. The multifunctional building Vienna and the flat house Brána stand up in the energy range from A to G. „Individual objects achieved the high valuation of B in space heating, hot water preparation or air conditioning,“ concludes the investor eligibilities of the project, which he named alternatively "the queen of the right bank.

#### **Residential apartments VIENNA**

**Number of aboveground floors: 23 (with a lookout cafeteria on the highest floor)**

**Building height: 77.8 m**

**Number of residential apartments: 196**

#### **Flat house BRÁNA**

**Number of floors above: 16 (with a lookout terrace on the highest floor)**

**Number of underground floors: 2 (with parking and manual car washing)**

**Building Height: 55.93 m**

**Number of flats: 120**

**Shops and services are on 1st - 3rd aboveground floors: 9589.55 m<sup>2</sup>**

**Number of parking spaces: 329 + 14 for disabled persons with the access via lifts from residential areas.**

Photo and visualisation - Key2B / Vienna Gate 1

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