

Garden Apartment with Sunny Terrace in a Private Villa by the Old Danube



Welcome to an extraordinary living experience in a modern architect-designed villa directly on the Alte Donau – a place where luxury, nature and urban living blend in a truly unique way.

I originally built this house as a home for my family. Now I feel it wants to be filled with life again. On my own, it has simply become too large – and I am genuinely looking forward to sharing it with people who appreciate connection, lightness and fresh energy as much as I do.

I have created a place meant to inspire, and I am excited to welcome people who resonate with this feeling – independent, open-hearted and respectful. I'm especially curious about international leaders and professionals who choose Vienna as their temporary home. I love discovering new cultures, yet I'm just as enthusiastic about sharing my own – including a healthy dose of genuine Viennese warmth. What we call the *goldenes Wienerherz* always makes me smile a little, but there's definitely some truth in it.

I'm looking for someone who lives mindfully, communicates clearly, stays curious, and enjoys meaningful encounters as well as personal growth – regardless of age, background or profession. Whether you are an international executive, someone beginning a new chapter, a creative artist, a socially committed entrepreneur, a garden lover or a spiritual seeker – what matters most is openness of heart.

As for me: I am an entrepreneur, a guide for vision work, and the father of an adult daughter living in Dublin. I live consciously, enjoy staying active, and prefer to begin my mornings with watercolours, my morning pages and a swim.

In the garden, two fully self-contained apartments invite people who prefer to live independently but still appreciate the gentle shimmer of the Alte Donau, the quiet of the large garden and the closeness to the water. Ideal for individualists who know that in the middle of Vienna you can still find a small paradise – just 20 minutes from the city center and the universities.

This house is more than a place to live. It is a living space for people who connect silence, nature and urban energy. Maybe soon it will be yours, too.



The Garden Apartment with a Sunny Terrace

This independently accessible garden apartment with its own bathroom and a picturesque view of the bamboo grove offers an oasis of tranquility and comfort. A place of warmth and serenity – perfect for those who appreciate both style and nature.

Large glass surfaces open the room to the garden, and the gentle movement of the bamboo invites you to pause and breathe. The direct connection to the spacious terrace in front of the charming, romantic coach house creates a harmonious unity between indoors and outdoors.

This apartment combines living quality and exclusivity in a compact space – a rare gem in Vienna. 23 m² of pure comfort with direct access to the garden, nestled within a quiet private villa in a prime location. Two friendly squirrels have made the garden their home – and often describe the place better than any text.

The open living and sleeping area with mini kitchen, the elegant bathroom, and the immediate garden access create an atmosphere that offers both coziness and spaciousness.

Highlights at a Glance

Private living area (23 m² + 50 m² terrace)

- 18 m² living and sleeping area with mini kitchen and garden access
- 5 m² elegant bathroom with spacious shower and garden access
- 50 m² terrace with morning sun – ideal for relaxing, reading, or working outdoors
- Private entrance

Features & Comfort

- High-quality furnishings, fully equipped and move-in ready
- 670 m² garden with romantic coach house
- Underfloor heating and gentle summer cooling through thermal activation – without any airflow
- Always free parking directly in front of the house

Conditions

- Rent: € 590 / month – Reduced for the first 6 months: € 530 / month
- Includes operating and equipment flat-rate (“fair use”) for internet, heating/cooling, electricity, hot water, furnishings, and equipment
- Unlimited rental contract
- Fully refundable Deposit: € 1,780
- Directly from the owner – no agent commission

Location

A place of calm and inspiration – directly on the Alte Donau, surrounded by walking paths, bathing spots, and lush greenery. Here you enjoy the best of both worlds: natural serenity and urban convenience – only 20 minutes to Vienna’s city center. The University of Veterinary Medicine is a 20-minute walk away (1,800 meters), and the Vienna University of Economics and Business can be reached in 25 minutes by bicycle along the most beautiful cycling paths of the Alte Donau and the Prater.



Romance in the green

The 870 m² south-facing property is a private paradise in absolute tranquility. Two majestic 13-meter-high cypress and bamboo hedges frame the garden, offering privacy and creating a lush green backdrop that beautifully highlights the view of the Alte Donau and the Vienna skyline.

A charming highlight is the lovingly restored coach house with handcrafted wooden shingles and historical details. Combining functionality with nostalgic flair, it serves as a garden house and offers, on its upper floor – formerly our daughter's "tree house" – a delightful retreat.

The airy terrace, gently shaded by an apple tree, invites you to relax, just like the hammock strung between the apricot and pear trees. The garden offers both culinary delights and ample space for a friendly football match.

Red roses blooming almost year-round along the fountain wall add a romantic touch. Complementing them, the evergreen shrub hedge on the northern side provides decorative branches for your home – a harmonious blend of nature, serenity, and refined living quality.

A paradise for all

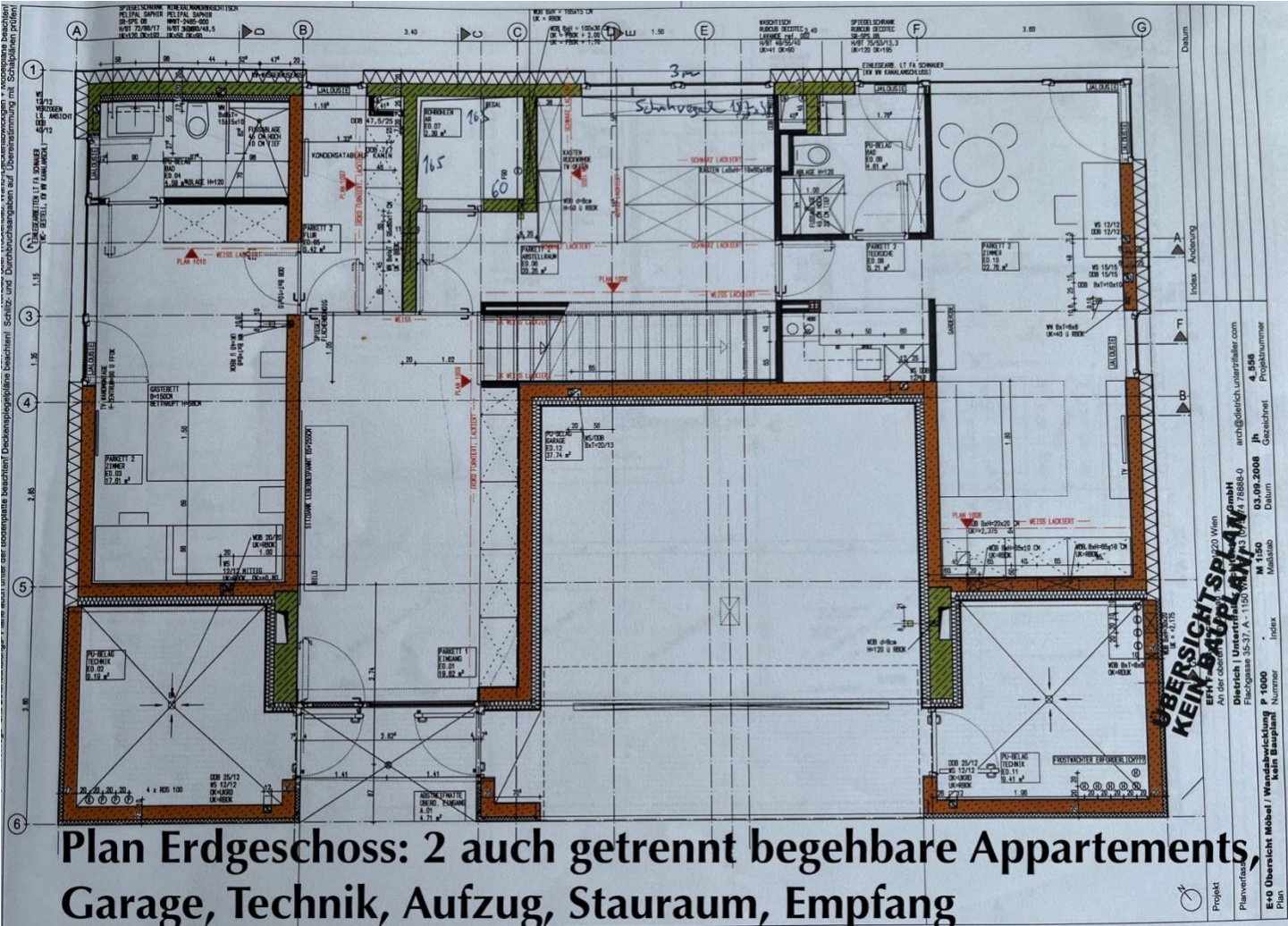
The garden behind the house is a peaceful sanctuary, so quiet that two squirrels have made it their home.

A Dream Location Connecting City and Nature

Welcome to your new home on the Alte Donau. This architect-designed residence is not only an urban place to live and work, but also a year-round retreat that turns every moment into something special.



Ground Floor Plan



Your New Home Awaits!



This house on the Alte Donau is more than a place to live: It is a space for connection, creativity, and personal growth – my lived Vision Academy. Here, privacy and community, inspiration and calm, work and life come together to form a vibrant environment where people meet who are curious, engaged, and eager to enjoy life consciously.

I work from my home office, travel frequently for both professional and personal reasons, and remain open to new experiences. I accompany people on vision quests – in personal coaching, on pilgrimage routes, in seminars, and through academic guidance for young adults. In both the Vision Academy and the shared living space, I bring my entrepreneurial, spiritual, and psychological experience into the community. I love sports and movement, healthy and delicious food, art and creativity, deep conversations and warm encounters – as well as quiet evenings with a book or a paintbrush in hand.

I'm curious about the people who feel drawn to this place. Perhaps you are looking for a temporary home, a place for a fresh start, or simply a moment of tranquility in the middle of the

city – feel free to tell me about it. I look forward to hearing from you and to getting to know you – not only as a visionary housemate, but as a person with a story, dreams, and plans.

I especially welcome messages from people with whom there is already a connection through friends, acquaintances, or past encounters – these threads often lead to the most beautiful relationships.

Dipl.-Ing. Franz Christian NecasE-Mail: necas@vision-academy.pro

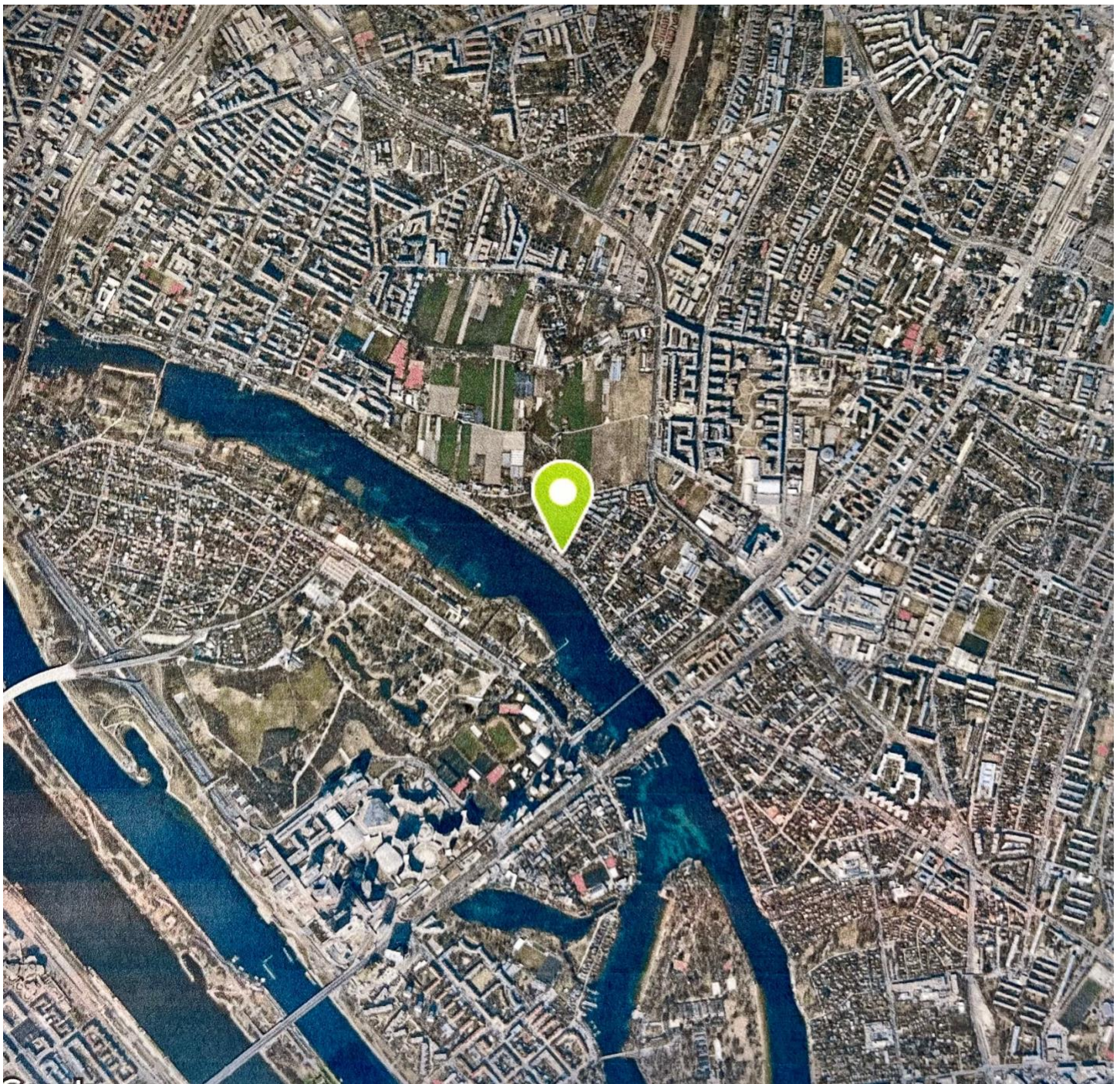
Please note that inquiries from real estate agents are not desired.

Attached you will find further details about the location.

A dream location between city and nature



This exceptional property not only offers a highly sought-after first-row location, but also the rare privilege of being the only private residence with four levels and an infinity rooftop pool. The unobstructed view of the UN Donau City skyline and the Alte Donau creates a truly unique setting.



Photocredit: Google Earth

Where the city slows down – your retreat on the Alte Donau

The quiet residential street *An der Oberen Alten Donau* is a hidden gem that offers maximum privacy. Thanks to the 30 km/h speed limit, you can sleep with your windows open in complete tranquility while the gentle breeze of the Alte Donau fills your home.

But peace does not mean anonymity – the neighborhood feels like a small village. People greet each other, and they still take time for a chat, whether during a walk along the water or when

you meet by chance on the street. A genuine sense of community that creates warmth and familiarity.

At the same time, there is a hint of holiday atmosphere in the air: the proximity to the water, the surrounding nature, and the relaxed mood of the people create a sense of ease. Those who walk or cycle here are often in remarkably good spirits – as if everyday life had taken a small break.

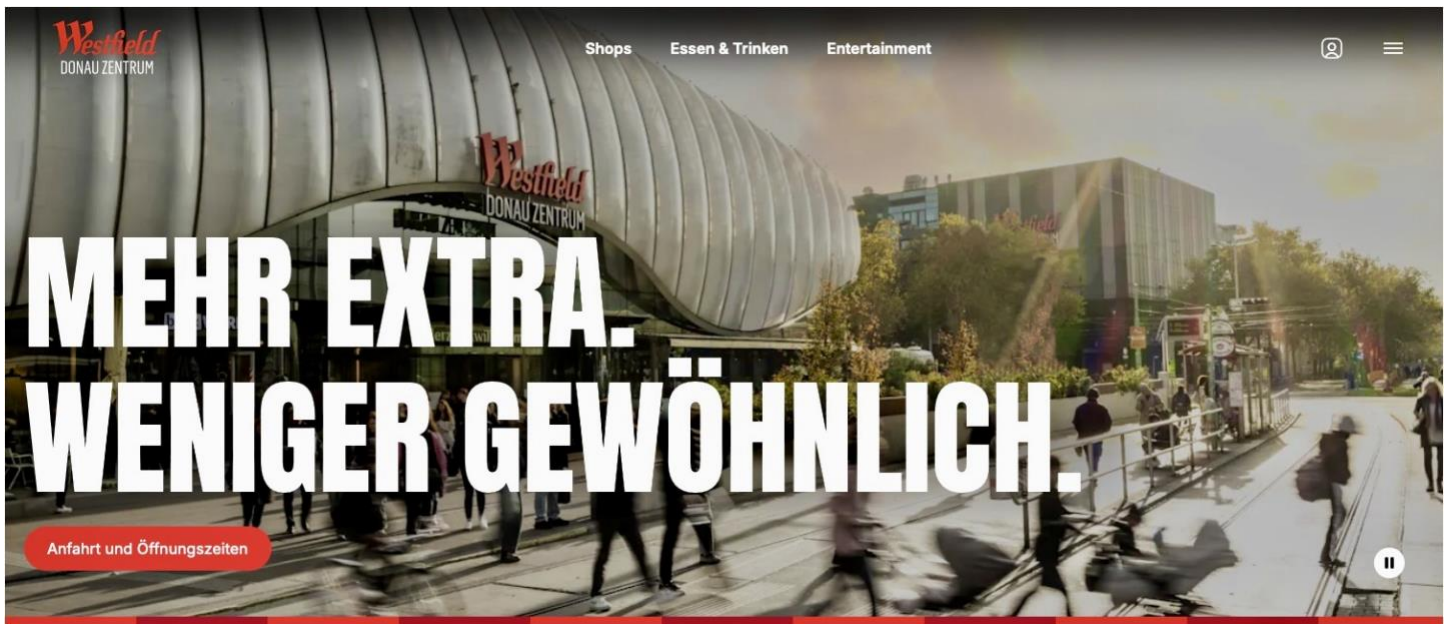


The pulse of the city within easy reach

The U1 station *Kagran* is only 850 meters away, allowing you to reach the metro comfortably in under 10 minutes on foot. From there, you can get directly to the heart of the city – Stephansplatz – in just 10 minutes. Whether for business appointments, cultural highlights, or the vibrant atmosphere of the city center, everything is within easy reach while you live in an oasis of calm.

You are also well connected by car: via Wagramer Straße and Reichsbrücke you can reach the city center in around 15 minutes, and the nearby A22 offers quick access in all directions.

For cyclists, the location is ideal: via the Danube riverside bike path and the wide bike lanes on Wagramer Straße, the Vienna city center is only about 20 minutes away – a relaxed, nature-filled alternative without the hassle of parking.



Photocredit: Westfield Donau Zentrum

Everything you need – right at your doorstep

Whether you're doing a quick grocery run or planning a full day of shopping, you'll find everything close by. Westfield Donau Zentrum, Vienna's largest shopping destination, is just a ten-minute walk from your new home and offers more than 220 shops, restaurants, and a cinema – from designer fashion and pharmacies to tech stores.

Local markets, specialty food shops, and cozy bakeries are only minutes away and provide you with fresh produce for everyday life. And if you don't feel like cooking, Honu Bowls and Akakiko deliver healthy bowls or fresh sushi at the touch of a button – perfect for a relaxed evening on the terrace.

And for your weekly groceries? The nearby Interspar, Hofer, and Billa Plus offer an extensive selection, easily accessible by bike or car.



Photo Credit: Landtmann Bootshaus

Where romance meets fine dining: magical evenings by the water

The Alte Donau is not only a natural haven but also a culinary delight. *Strandgasthaus Birner* invites you to romantic dinners, while *Alte Kaisermühle* offers refined cuisine. My personal insider tip: *Landtmann Bootshaus* – truly unforgettable and absolutely charming.



Living in harmony with nature

Escape everyday life on the many walking and cycling paths around the Alte Donau. Let the untouched nature inspire you as you go jogging or simply enjoy the peaceful atmosphere by the water.



A paradise for water sports lovers

Whether you're into rowing, sailing, or fishing – the Alte Donau is a true paradise for water sports enthusiasts. Numerous clubs and associations invite you to pursue your passion.



Movement and nature in perfect balance

Sports lovers get their fill here: the weekly parkrun, yoga sessions right on the bathing dock, or playing beach volleyball by the shore keep life active and full of variety.



Experience touching moments on the water

Enjoy warm summer evenings on a boat ride into the sunset – a moment of serenity that stays with you long afterward.

A Home of Exceptional Quality on the Alte Donau: Exclusive Features in Detail



Photo Credit: Friedrich Böhringer

Designed by Much Untertrifaller, the renowned architect of the Bregenz Festival Hall

This architectural masterpiece, created by Much Untertrifaller – the star architect behind the iconic Festspielhaus in Bregenz – blends modern design with the beauty of nature. Its minimalist structure, a rectangular form carved out to create space for a panoramic rooftop pool and four generous terraces, impresses with clean lines, expansive glass surfaces, and warm materials.

This house is more than a residence; it is an experience for all the senses.

Private and Historical Notes

In 1786, Floridus Leeb, Rector of the University of Vienna and Provost of Klosterneuburg Abbey, decided to embark on a bold project. He granted thirty young men building plots in the wilderness beyond the Danube, near what is now Floridsdorf. The settlement grew quickly, especially after Leeb provided a loan of 7,000 gulden to build an inn—a two-storey refuge offering protection from the treacherous floods. But scarcely a year later, the All Saints' Flood swept everything away. Once again, the young settlers were left with nothing. Moved by their determination, Leeb excused them from paying rent for six years. In gratitude, they named their village after him: Floridsdorf. The name endured—through wars, annexations, and generations—and lives on today.



Josef Reiter (name changed) was one of the first to put down roots here. His land lay directly on the main arm of the Danube, near Kagraan, a place then known for raising geese and ducks. Josef, however, had little interest in poultry. His world was horses: he earned his living as a carter for the ship mills of Kaisermühlen. These mills, leased by the imperial court to former Tschaikist

officers, produced flour for the military. The Danube was not just a border but a lifeline, and Josef knew its currents intimately.

His grandson Franz followed in his footsteps in 1839, continuing what Josef had begun. Over time, Franz became a friend and supplier to the young innkeeper Maria Birner (name changed), who opened a tavern on the Old Danube that same year. The Birner family had once been ship millers, but industrialisation made their craft obsolete. So they turned to beer, good food, and community—an inspired choice.

As the 19th century drew to a close, the Danube itself changed. Before its regulation in 1875, it was a wild, unpredictable force, altering its course overnight and sweeping away livelihoods. Kaisermühlen once lay on the right bank of the main arm; after regulation, it suddenly stood on the left. The ship mills vanished, the steamship station Vienna–Gänsehäufel was relocated, and many carters lost their income. But not Franz. He saw opportunity where others saw despair. Huge warehouses rose on the new Eiswerkstraße to store ice cut from the Old Danube in winter—ice that would cool breweries, inns, and private households. Franz delivered it to Maria, who wisely invested in a dispensing system with an “ice closet.” Chilled beer—an absolute triumph.

In 1905, under the eyes of Emperor Franz Joseph I and Mayor Karl Lueger, the foundation stone for the Donaufeld parish church was laid. Grand ambitions were in play: a bishop’s church, the centre of a new diocese, perhaps even the capital of Lower Austria. Fate chose differently. Yet its tower, a proud 96 metres high, still stands visible above Vienna. In 1966, my family moved into Nordmannngasse. I was five. For twelve years, my walk to school led me past that church every day. And like all Reiters and Birners before me, I was confirmed there.



After the Danube's regulation, few would have believed that anyone would ever swim in the old, now disconnected main arm of the river. Viennese bathing culture took time to blossom—but once it did, it was unstoppable.

Toward the end of the 19th century, followers of the natural healing movement were the first to venture into the water. Industrialisation surged ahead, the city was crowded, housing scarce, life strictly regulated. People sought relief—and found it at the Old Danube.

At first, only a small, devoted group made their way to the water. A suntan was considered improper—so anyone who exposed themselves to the sun was, by definition, a rebel. Their destination? A small, remote island: the Gänsehäufel. Even after a tram line reached Kagran in 1900, getting to the island remained an expedition: one had to cross by boat and push through dense riverside forest. But at the end awaited a solitary island with paradisiacal sandy shores.

One pioneer of this movement was Florian Berndl—one of my distant relatives. A trained nurse, he leased part of the island to treat people with sand and mud cures. The healing power of nature drew more and more visitors—and they came to Berndl on the island.

But prudish Viennese society viewed the Gänsehäufel differently. A place where sparsely dressed people could be seen? Scandalous! In 1905, Berndl's lease was terminated.

Yet the desire to bathe in the Old Danube could not be suppressed. Mayor Karl Lueger recognised this and, in 1907, built Vienna's first public beach. Since then, the Gänsehäufel has changed many times—but it remains, to this day, an institution unlike any other.

Across from the Reiter property, in 1918—amid turbulent times—a 10,000 m² bathing beach was created: the Strandbad Alte Donau. The land was filled in, carefully levelled, and covered with fine sand from the Gänsehäufel—a small piece of paradise by the water.

This is where I spent every summer of my youth. I remember afternoons full of sunshine, the gentle lapping of the waves, the raft—nothing more than a simple platform anchored in the middle of the Old Danube, yet a magnet for all who wanted to sunbathe, dream, or jump into the water from the lifeguard tower.

And then there were the nights. After a warm summer evening at the Birner lakeside inn, after conversations with someone new, when the light was soft and the water warm, there was often only one right decision: to swim out to the raft. A secret highlight, a small adventure under the stars.

Nearly half a century later, I sit on my rooftop terrace, listening to the *Zapfenstreich*—the melody that has closed every day at the beach since its opening—and for a moment, I feel as if I am back then, in those endless summers.

The Danube Tower was built as the landmark of the 1964 Vienna International Garden Show—a slender giant of concrete and steel that, at 252 metres, remains Austria's tallest structure. But for me, the true attraction was the playground built by the Zentralsparkasse in the Donaupark. It was the finest of my childhood—a small wonderland of swings, slides, and climbing frames. But nothing surpassed the lunar module: a full-scale replica in which I travelled to the moon countless times.

Neil Armstrong was my hero. When I watched the first moon landing on television, I was captivated not only by the astronauts but by the rocket that brought them there. “It would never have been possible without computers,” the experts said again and again. That settled it: at seven years old, I knew I would study computer science.

For a working-class child like me, the reforms of Bruno Kreisky came at exactly the right time. In 1971, the entrance exam for academic secondary school was abolished—presumably just for me. A year later, free schoolbooks were introduced, and university tuition fees were abolished. For the first time, educational paths opened for children from less privileged backgrounds. I attended the grammar school on Franklinstraße and joined the school swim team. Every spring, I trained for the big final competition—four laps medley swimming across the Old Danube at dawn, then straight to school.

In 1979, the year I graduated, the UNO-City opened and Vienna became an international metropolis. In 1987, I became the first university graduate in my family. I began my career in banking IT, rose through the ranks, and eventually became Senior Vice President of Management Data (MD) and Managing Director of MD-Italy and MD-Spain.



Photo Credit: Anna Rauchenberger, Franz Necas, Romy Faisst-Necas and Gerhard Pichler with Laudator Rudolf Hundstorfer, 20 Years Business Circle 2014

In 1994, my wife and I founded Business Circle—today Austria’s largest seminar and conference company. Every day, I ran from our first house in Leopoldau across the Old Danube to our office on Andreasgasse. My daily marathon training. Morning and evening, I crossed the Birner Bridge and wished that one day I might live directly on the Old Danube.

In 2005, we fulfilled that dream. We purchased the Reiter family’s property from Gertrud Reiter and the neighbouring plot from Helga Bluhm (names changed). The old carter’s house of the Reiter family, abandoned and decaying for years, we transformed with great love into a garden house—a “tree house” for my daughter, a place full of adventure and childhood magic. For three years we planned, designed, and built—with architect Much Untertrifaller at our side. Then, at Christmas 2008, we moved in: my wife, our ten-year-old daughter, and I. It was our home.

The changes in life are like a gentle wind—barely noticeable at first, yet gradually setting the sails in a new direction. My daughter has begun her own journey, and I now live here alone. The house that has accompanied me for so many years, the view of the Old Danube, the glittering skyline of Vienna—they are still part of me. The summer evenings at Birner, the familiar beach volleyball nights at the Strandbad Alte Donau, the walks along the water—they have etched themselves into my heart like a beloved song I want to hear again and again.

But life is a river, and I feel it is time to change my course. My mind tells me it is time to make space for something new—for fresh experiences and new faces. I hope the future residents will

find as much happiness and joy here as I did. Because the river of life knows no boundaries—it always leads us onward, to new shores as beautiful as the ones we leave behind.



Your New Home Awaits!

I look forward to hearing from you—and to meeting the person behind your words. What matters to me is that our shared living arrangement grows into a harmonious encounter: with a mutual sense of mindfulness, openness, and joy in life. It is especially lovely if there is already a sense of connection—perhaps through friends, acquaintances, or earlier encounters.

If you feel drawn to this place and would like to fill it with life, I'd be delighted to receive a few personal lines from you. I am curious about your story—and where it may lead us.

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