

Modern Luxury Co-Living by the Old Danube – Designer Villa with Private Rooftop Pool



Welcome to an extraordinary shared 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. This house is more than a home – it is a sanctuary of calm, with spectacular water views from every room and an atmosphere that both inspires and grounds you.

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.

Across the upper three floors, a warm and friendly shared living environment is taking shape, offering exceptionally generous space on roughly 300 m², including two private retreat areas with their own bathrooms, terraces and offices. Residents share a spacious living and wellness area featuring a panoramic sauna and an infinity rooftop pool.

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.



Highlights at a Glance

Private Living Area (47 m² + 12 m² Terrace):

- 32 m² spacious bedroom with designer bathroom and walk-in closet
- 12 m² private terrace with evening sun – ideal for relaxing or working outdoors
- 15 m² bright, stylish office with garden view

Shared Areas (200 m²):

- Spectacular two-story living room – perfect for social evenings or quiet hours by the fireplace
- Modern, fully equipped designer kitchen with large dining table
- Exclusive wellness area with heated 17 m infinity rooftop pool, panoramic sauna, steam bath, and rooftop terrace offering breathtaking views over the Old Danube

Features & Comfort:

- High-quality furnishings – ready to move-in
- Two generous shared terraces with sunshine until evening
- 670 m² garden with romantic coach house
- Garage space included

Terms:

- Rent: € 2,990 / month. Reduced introductory rate for the first 6 months: € 2,490 / month. This is below the district average and intentionally calculated fairly for this exceptional living quality.
- Plus flat-rate service and utilities charge (fair use): € 990 / month includes internet, heating/cooling, electricity, hot water, furnishings, and amenities
- Rental contract limited to 6 months with option and intent for renewal
- Fully refundable security deposit: € 11,940
- Directly from the owner – no agency commission

Location:

A unique natural oasis directly on the Old Danube – with walking paths, swimming spots, and urban convenience. Only 20 minutes to Vienna’s city center.



A Five-Star Resort Experience

On the third floor, a private wellness area awaits you with stunning views of the Old Danube and Vienna's skyline. Here, you can enjoy the feeling of an exclusive five-star spa hotel 365 days a year. The highlights include a panoramic sauna with glass front overlooking the Old Danube and a white natural-stone steam bath that can also be used as a shower.



The expansive rooftop terrace with infinity pool offers moments of peace, creativity, or conviviality – complete with a view of Vienna's sparkling skyline.



Architecture Meets Nature: Living with Vision

This unique residence, designed by *Much Untertrifaller*, the renowned architect behind the Bregenz Festival Hall, blends timeless design with natural warmth. Expansive glass façades invite daylight deep into the interior, creating an atmosphere of elegance and comfort.

Vast glass panels frame the *Alte Donau* like a living painting, transforming the spectacular natural backdrop into the home's central experience – a perfect symbiosis of architecture and landscape.

The two-story living room impresses with its spaciousness and opens through large sliding doors onto the surrounding terrace – a seamless transition between indoors and outdoors that evokes an extraordinary sense of living.



The Kitchen – Pleasure, Connection, and Thoughtful Functionality

The open-plan kitchen with its spacious island forms the heart of the home – a place for culinary creativity and convivial gatherings. In addition to premium appliances, it features exclusive professional highlights such as a warming drawer, a Teppanyaki grill, and a steam oven directly connected to the water supply – perfect for those who cook with passion and appreciate top-level functionality.



A Dream Come True – Falling Asleep and Waking Up to Views of the Alte Donau

The second floor of this exclusive residence is a sanctuary of tranquility and elegance. It features two light-flooded bedrooms, each with its own bathroom and walk-in closet. Panoramic windows offer breathtaking views of the *Alte Donau* – right from your bed. Here, a cherished dream becomes reality: drifting off to the gentle shimmer of the water and waking to the sunrise over the Alte Donau.



White Bedroom – A Haven of Calm Bathed in the Evening Sun

The white bedroom offers an exclusive retreat with its own west-facing terrace, where you can enjoy views of the sun setting over the *Alte Donau*. Light tones and thoughtful design create a serene, harmonious atmosphere that invites you to dream.



Radiant White Bathroom – Luxury and Lightness

The adjoining bathroom embraces a refined, minimalist design in pure white. Carefully coordinated textiles add subtle accents and allow the room to take on a fresh look again and again. High-quality materials and sophisticated details lend the space a luxurious character. Floor-to-ceiling glazing, direct access to the terrace, and a cleverly positioned skylight band create an elegant, light-flooded atmosphere. Large mirrors enhance the sense of openness and brightness.

The view of the surrounding nature transforms your sense of living in an indescribable way – whether you are relaxing in the modern corner bathtub or taking a shower, each moment becomes an experience of calm and connection with nature thanks to this breathtaking panorama. And in case you ever thought you might miss something – even from the WC you enjoy a unique view of the Alte Donau and the Donauturm, a Viennese landmark whose majestic presence turns even the most “busy” moments into something special 😊. Elegant fixtures complete the exclusive ambience and make every morning feel refreshing.

White Walk-In Closet – A Luxurious Dressing Room with Refinement

This custom-made walk-in closet combines maximum functionality with stylish clarity. Designed entirely in white, it creates a calm and harmonious atmosphere. Clever, fully extendable shelves make it effortless to store a large wardrobe – with minimal space requirements and maximum comfort. Every detail has been thoughtfully designed to make dressing and organising as efficient as possible. A space that perfectly blends elegance with practical sophistication.



A Light-Filled Designer Office – Graceful and Inspiring

This elegant, all-white office is a retreat for focused work. At its centre stands an exquisite designer desk with soft, flowing curves, perfectly illuminated by the iconic Foscarini *Twiggy*. The expansive floor-to-ceiling glazing captures the morning sun and opens up a calming view of the garden – an inspiring setting that fosters clarity and creativity.

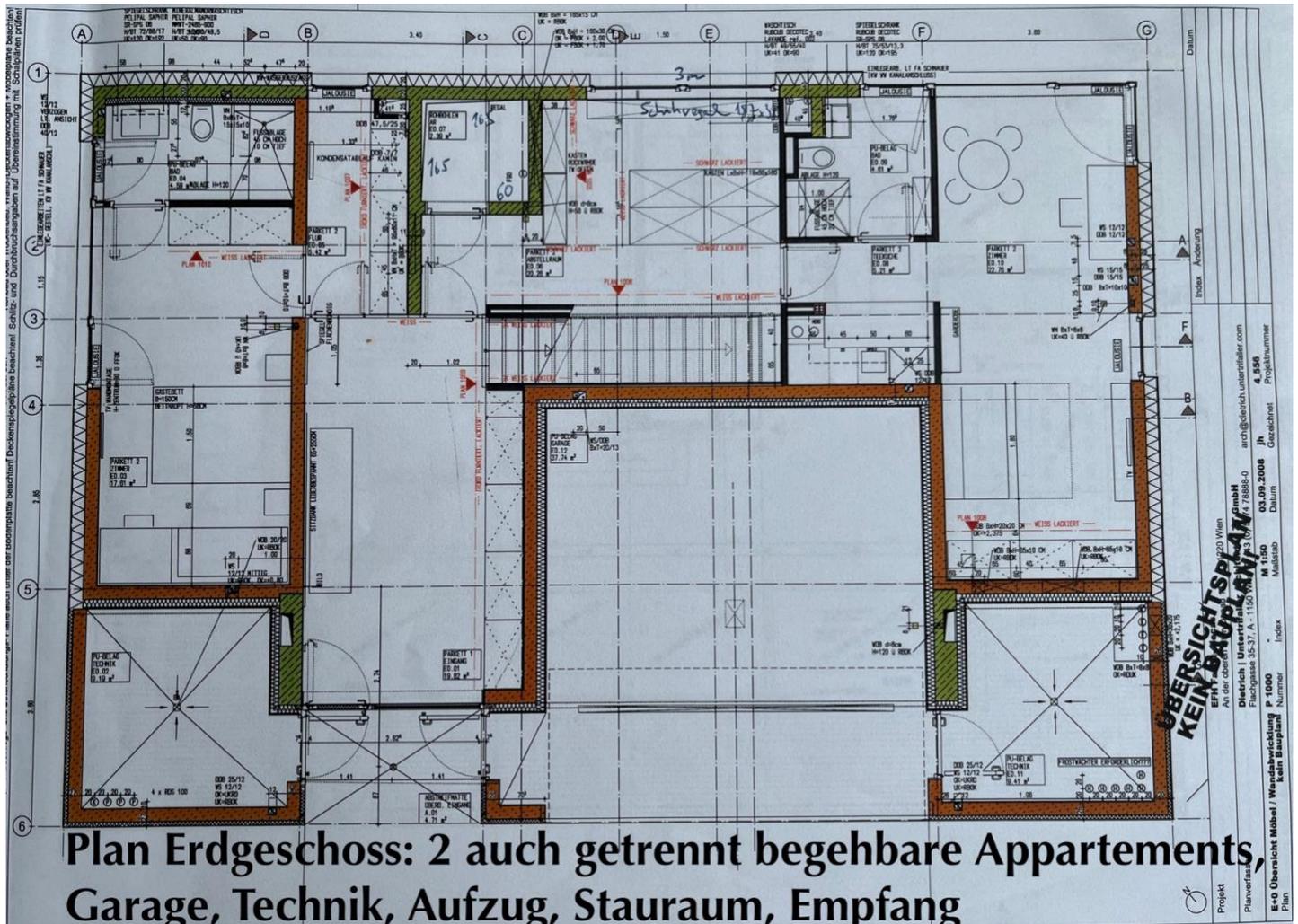


A Dream Location Connecting City and Nature

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.

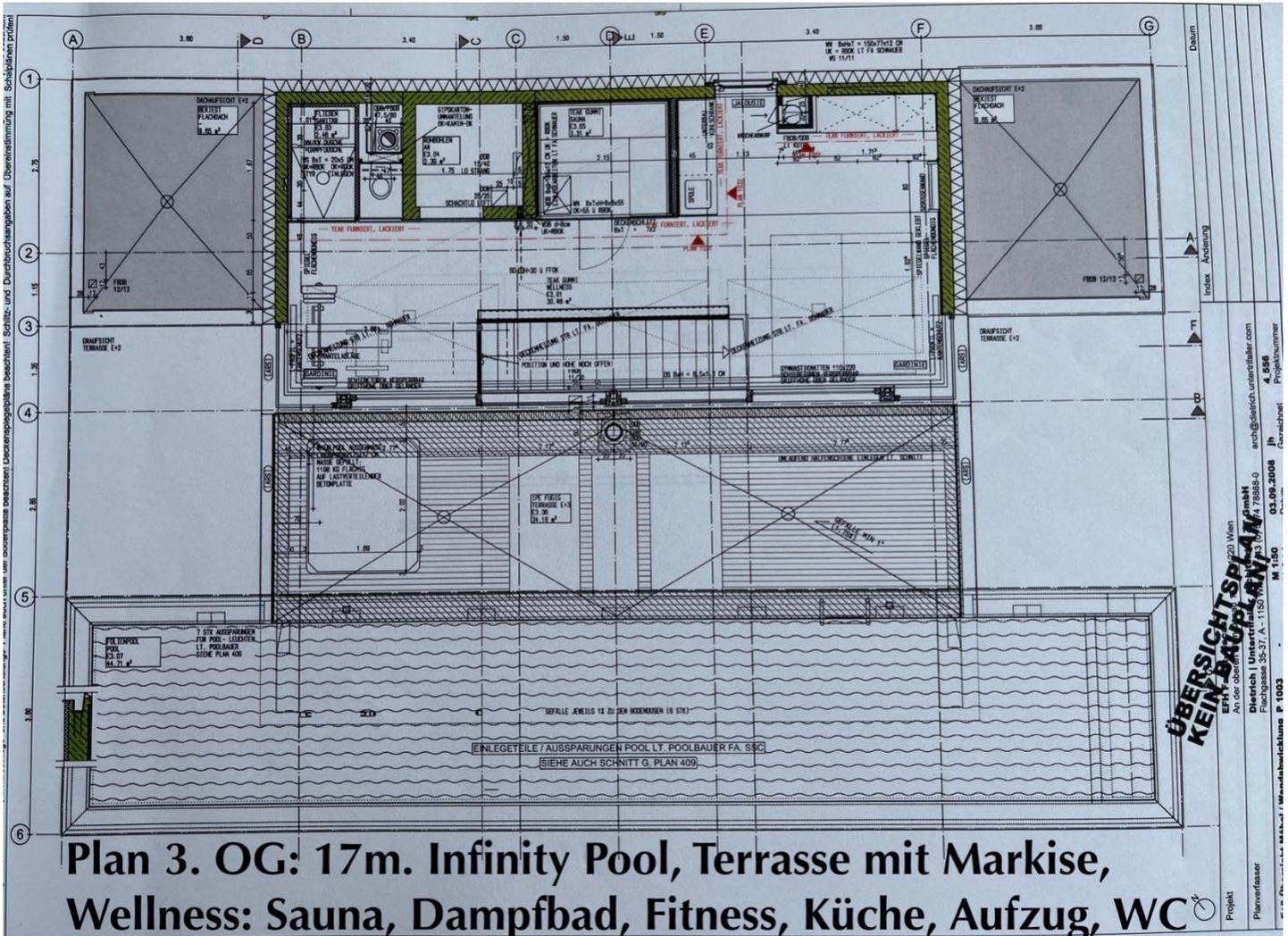


Ground Floor Plan



ÜBERSICHTSPLAN
KEIN BAUPLAN
 220 Wien
 EFH BAUPLAN
 An der oberirdischen Tiefgarage Nr. 17888-0 arch@edrich.unterfeller.com
 District | Unterfeller & Partner | 1150 Wien | Tel. +43 1 78888-0
 P. 1000
 E+O Oberlicht Möbel / Wandabwicklung
 kein Bauplan
 Datum 03.09.2008
 JH 4.556
 Maßstab 1:100
 Index
 Datum
 Änderung
 Datum

Third 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 Necas

E-Mail: necas@vision-academy.pro

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

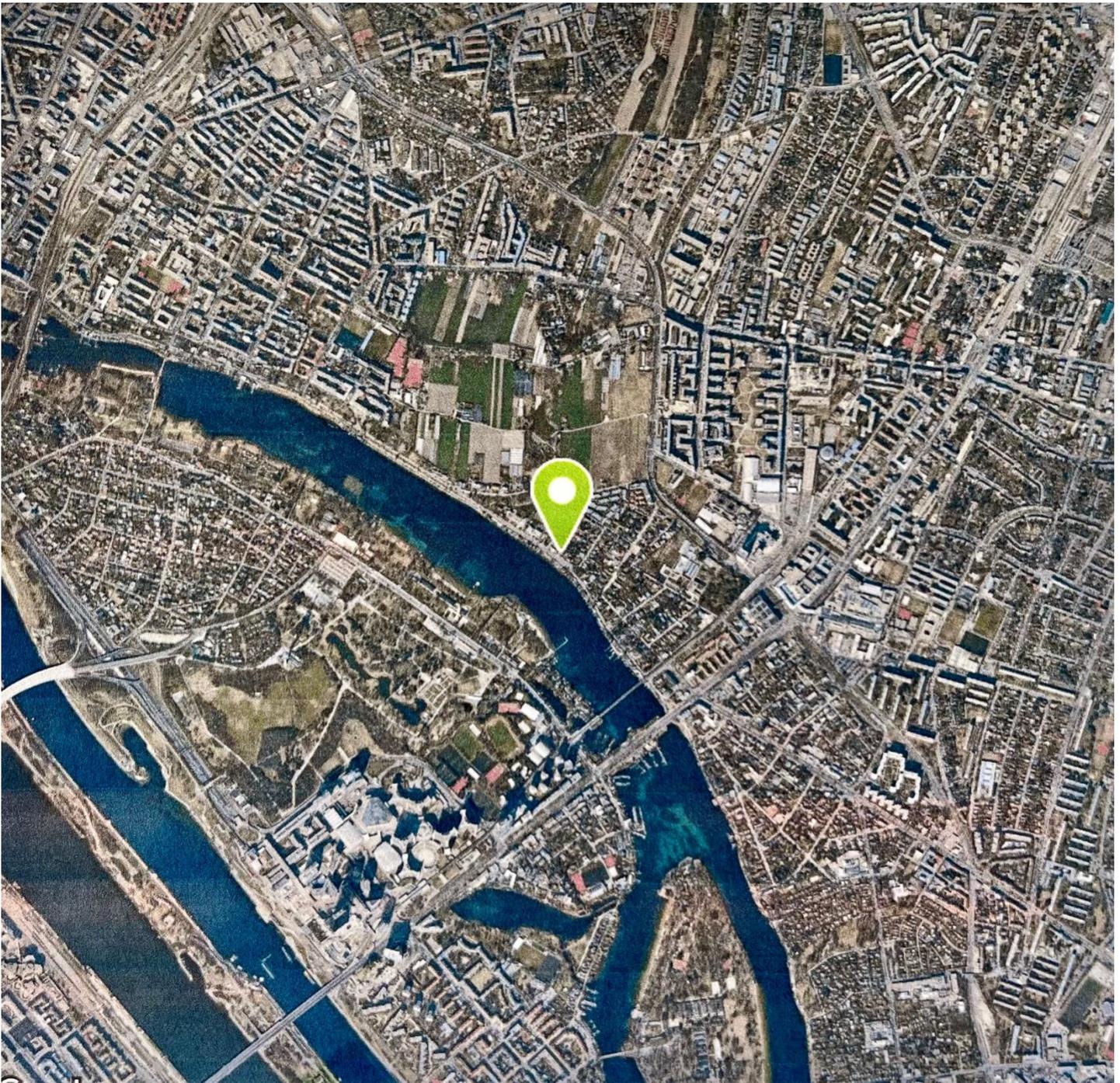
Attached you will find further details about the location, the features of the property, and two additional apartments on the ground floor of the villa, which can be rented separately and exclusively.

A dream location between city and nature



Imagine unwinding in your infinity rooftop pool in the evening, watching the golden sunlight shimmer across the water. Your gaze drifts over the gentle waves of the Alte Donau as Vienna's skyline glows in warm light – a moment of pure peace and quiet joy.

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.

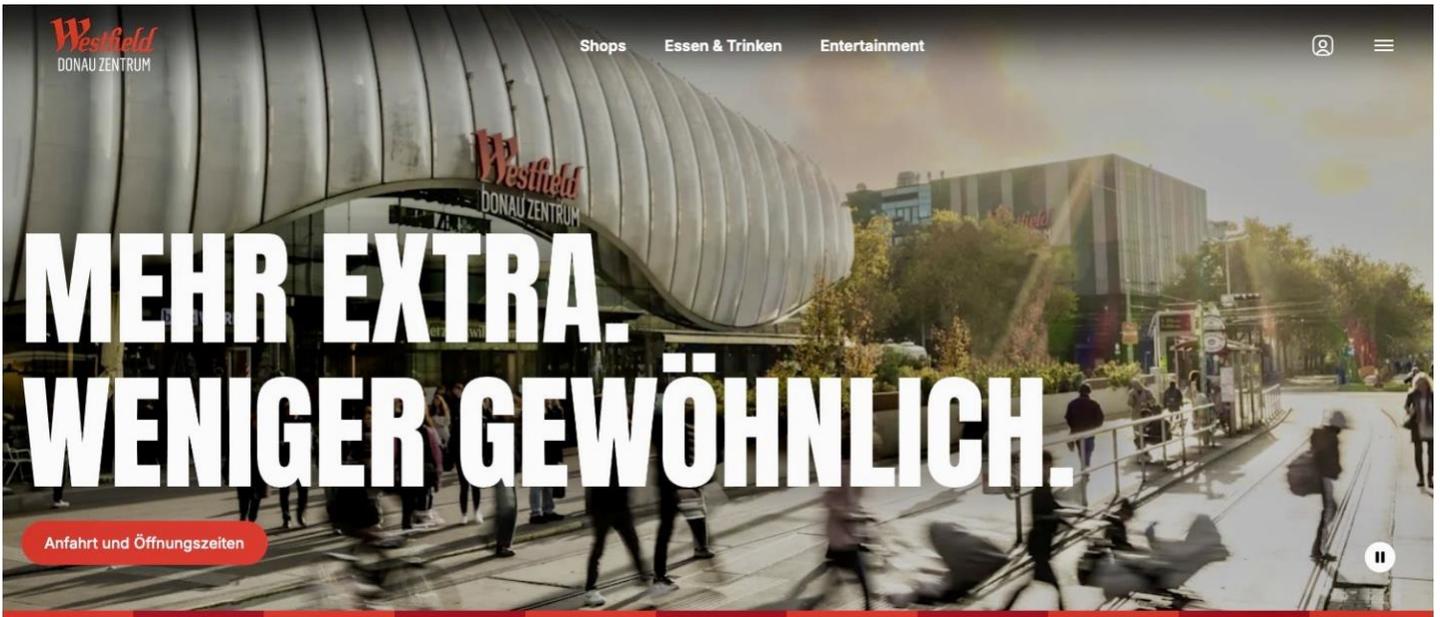


The pulse of the city within easy reach

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.



Your private heaven above the city

Your private infinity pool is not only an architectural highlight but also a place where you can let your soul unwind. With the city skyline reflected on the water, it creates a unique atmosphere that transforms your home into an extraordinary experience.

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.



A breathtaking wellness area on the third floor

An experience worthy of a 5-star resort

On the third floor, you are welcomed by a wellness area with views of the Alte Donau and the Vienna skyline. Here, you can enjoy the feeling of an exclusive 5-star spa hotel 365 days a year. The heated infinity pool on the rooftop terrace is equipped with a retractable cover and is illuminated in the evening by seven underwater spotlights, creating a magical glow. The expansive terrace provides wind protection through large glass panels and can be shaded with an automatic awning. This space is inviting in every season and in any weather.



The interior – a world of comfort on its own

The highlight is the panoramic sauna with its glass front overlooking the Alte Donau, as well as a panoramic steam bath made of white natural stone that can also be used as a shower.

The fitness, wellness, and meditation room is equipped for yoga, strength training, and includes a cross trainer. A small kitchen with dishwasher and refrigerator completes the wellness area – ideal for pool parties or refreshing drinks after a workout. On winter days, you can leave the sauna door open and enjoy the tropical warmth on a cozy daybed while the sparkling skyline of Vienna and the sunset enchant your senses.



Magical moments

At sunset, this space transforms into an incomparable spot for an evening drink. The sun setting behind a treetop evokes the atmosphere of an African dusk, while the skyline glows in shades of red. New Year's Eve becomes unforgettable with a panoramic view of fireworks across the city. Whether for meditation, creative work, or evenings with friends – this place is pure magic.

The Ground Floor: Modern Design Meets Natural Serenity

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 Bright Garden Apartment for Separate Rental

This light-filled garden apartment on the ground floor blends functionality, aesthetics, and a deep connection to nature into a versatile space of well-being. With its own entrance, private doorbell, alarm system, and fully equipped kitchen, it offers the ideal combination of privacy and flexibility.

Whether used as an elegant practice, an inspiring studio, or a peaceful retreat for garden lovers – these rooms adapt effortlessly to your lifestyle. The expansive corner panorama glazing opens the view into the greenery, allowing indoor and outdoor spaces to flow naturally into one

another. Starting the day by stepping barefoot into the garden after your morning coffee on the terrace – that is how a day begins with ease and serenity.

Highlights at a Glance

Private living area (34 m² + 30 m² terrace)

- 23 m² bright living and sleeping area with corner glazing and direct garden access
- 5 m² elegant bathroom with spacious shower and direct access to the garden
- 6 m² fully equipped kitchen
- 30 m² terrace with morning sun – ideal for relaxing, reading, or working outdoors
- Private doorbell, entrance, and alarm system

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 plenty of free parking directly in front of the house

Conditions

- Rent: € 875 / month – Reduced for the first 6 months: € 790 / 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: € 2,625
- Directly from the owner – no agent commission

Location

A place of peace 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 comfort – only 20 minutes from Vienna’s city center.



A Garden Apartment Overlooking the Bamboo Grove for Separate Rental

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. 28 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 (28 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
- 5 m² hallway with private exterior entrance
- 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: € 690 / month – Reduced for the first 6 months: € 620 / 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: € 2,070
- 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.



An Impressive and Welcoming Entrance

The entrance area greets you with striking panoramic glazing and an elegant covered entrance that provides dry access to the spacious double garage. Eight floor-to-ceiling built-in cabinets, appearing to float, offer ample space for your wardrobe and that of your guests – and even room for more than 200 pairs of shoes, cleverly organized and easily accessible.

The expansive foyer offers space for large-scale artworks and sculptures, which become eye-catching features even from the outside thanks to the panoramic glazing and natural light. A harmonious entrance that combines functionality with art and aesthetics.

A Living Space of Elegance, Warmth and Thoughtful Functionality



Spectacular Views in the Two-Storey Living Room

The two-storey living room is the vibrant heart of the house – a place where modern design, natural materials and luxurious comfort blend in a truly unique way. Floor-to-ceiling glass frames the Old Danube like a living painting, turning the spectacular views into the central design element.

This room is both a retreat and a space for connection. It invites you to host legendary parties, with the water landscape and Vienna's skyline providing a breathtaking backdrop. Just as naturally, it transforms into the perfect setting for cosy evenings with family and friends – whether gathered for dinner at the dining table or enjoying relaxed conversations by the elegant fireplace.

Flooded with natural light, the room welcomes you to gather around the refined round living room table. For special occasions, the table extends to comfortably host up to twelve guests. Thanks to its thoughtful design and the inviting Wittmann chairs, everyone can move freely, get up or leave the table without disturbing others – pure elegance and comfort in perfect harmony.

When the low winter sun bathes the room in golden light, the Minotti sofa becomes the cosiest spot in the house – a retreat with the warm, content feeling of a cat curled up on a sunlit stove bench.

This living room is far more than just a space – it is an experience. A place where architecture harmonises with its surroundings and where the lifestyle of the house finds its most beautiful expression.

Caboche Plus: The Sparkling Signature of the House

Among the most striking design elements are the two Caboche Plus pendant lights by Foscarini, which shape not only the living room but also the exterior view at night. Their distinctive composition of transparent spheres transforms light into a shimmering jewel, giving the home its own artistic and unmistakable signature.



The Kitchen – Pleasure, Connection and Intelligent Functionality

The open kitchen with its expansive island is a place for culinary creativity and sociable moments. Beyond the classic appliances, it features exclusive professional elements such as a warming drawer, a Teppanyaki grill and a steam oven directly connected to the water supply – perfect for those who love to cook with passion and appreciate top-tier functionality.

The generous kitchen island becomes the centrepiece of any gathering: a stylish bar, an elegant buffet station or a lively meeting point while preparing food together. A cosy breakfast nook invites you to begin your day in a relaxed way.

A special highlight is the sliding wooden wall, which provides not only an elegant separation from the living area but also effortlessly conceals a kitchen in mid-creation – ideal when guests arrive unexpectedly or when a catering service is at work.

An Outdoor Space for Unforgettable Moments

The wrap-around terrace combines sweeping views with generous space for enjoying life under the open sky. Whether it's a relaxed breakfast in the morning sun or a vibrant summer celebration – up to 100 guests can gather here to celebrate, savour and let the day come to a gentle close.

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 Kagran, 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 Tschakist

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 Nordmanngasse. 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.

Dipl.-Ing. Franz Christian Necas

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Please note that contact by real estate agents is not desired.