



Brand-new apart-hotel in Vienna, 21st district

Price	€ 9'000'000
Country	Austria
City	Vienna
Category	Hotel in Vienna
Property ID	RE-CR-1210-9
Building area, m ²	1371
Construction year	2023
Last renovation	2023

Property Info

- New built
- Large parking
- Furnished and equipped

Brand-new apart-hotel in super-popular tourist destination of Vienna, 21st district!

Apartments count: 29

- Type: Airbnb Project, Apartment Hotel
- Room sizes: ca. 30 m² - ca. 113 m²
- Year of Construction: 2023
- Operator-free option
- Usable Floor Area: 1 371 m²
- Parking Spaces: 13

The property is located in Vienna's 21st district (Floridsdorf), set in a vibrant and multicultural neighborhood

Austria, Vienna

with excellent public transport connections. A tram stop is located nearby, providing fast and convenient access to Vienna's city center and major business districts. The area offers strong rental demand, making this project highly suitable for short-term rentals, serviced apartments, or long-term investment strategies.

This apartment hotel represents a turnkey investment opportunity in one of Vienna's growing residential and rental markets, with modern construction standards, flexible unit sizes, and strong income potential.

Thanks to its operator-free structure, modern 2023 construction, and flexible apartment sizes, the project offers excellent rental potential across multiple strategies, including short-term rentals (Airbnb), serviced apartments, and medium- to long-term leasing. The wide range of unit sizes allows for diversification of income streams and attracts a broad tenant profile, from business travelers and expats to tourists and students.

Located in Vienna's 21st district with direct tram connections and fast access to the city center, the property benefits from strong and stable rental demand in a supply-constrained market. Vienna consistently ranks among Europe's most livable cities, supporting high occupancy rates throughout the year. The limited number of comparable new apartment hotel projects in this district further strengthens the competitive position and pricing power.

With low vacancy risk, modern energy standards, and no dependency on a single operator, the project offers attractive net yields, scalable management options, and strong long-term value appreciation, making it a compelling investment for investors seeking both stable cash flow and capital growth.

