



 **LEND LIVING**
Urban living. By the waterside.

WWW.LENDLIVING.AT



PROJECT INFORMATION | JUL 2026

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THE EXCLUSIVE RESIDENCE

LEND LIVING is a place for those seeking something special — between nature and the city. Along the Lendkanal, leading all the way to the stunning Lake Wörthersee.

PROJECT DEVELOPMENT

With LEND LIVING, we create more than living space — a home where quality, tranquillity, and style come together. Nestled between Lake Wörthersee and the vibrant life of Klagenfurt, it represents a lifestyle for those who appreciate the exceptional.



Construction start: Q3 / 2026

Construction completion: Q4 / 2027

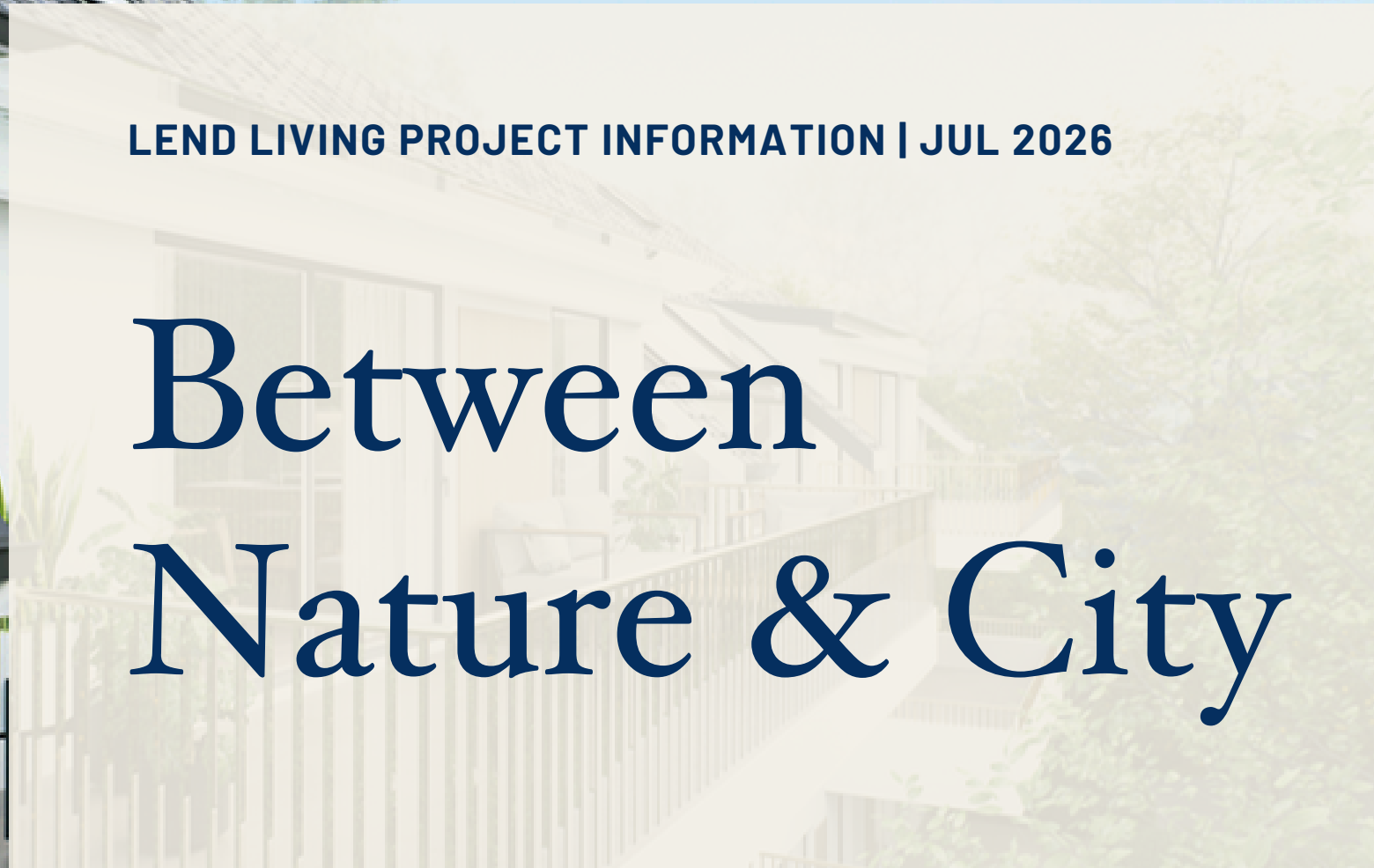


Directly along Lendkanal
Tarviser Straße 124,
9020 Klagenfurt am Wörthersee



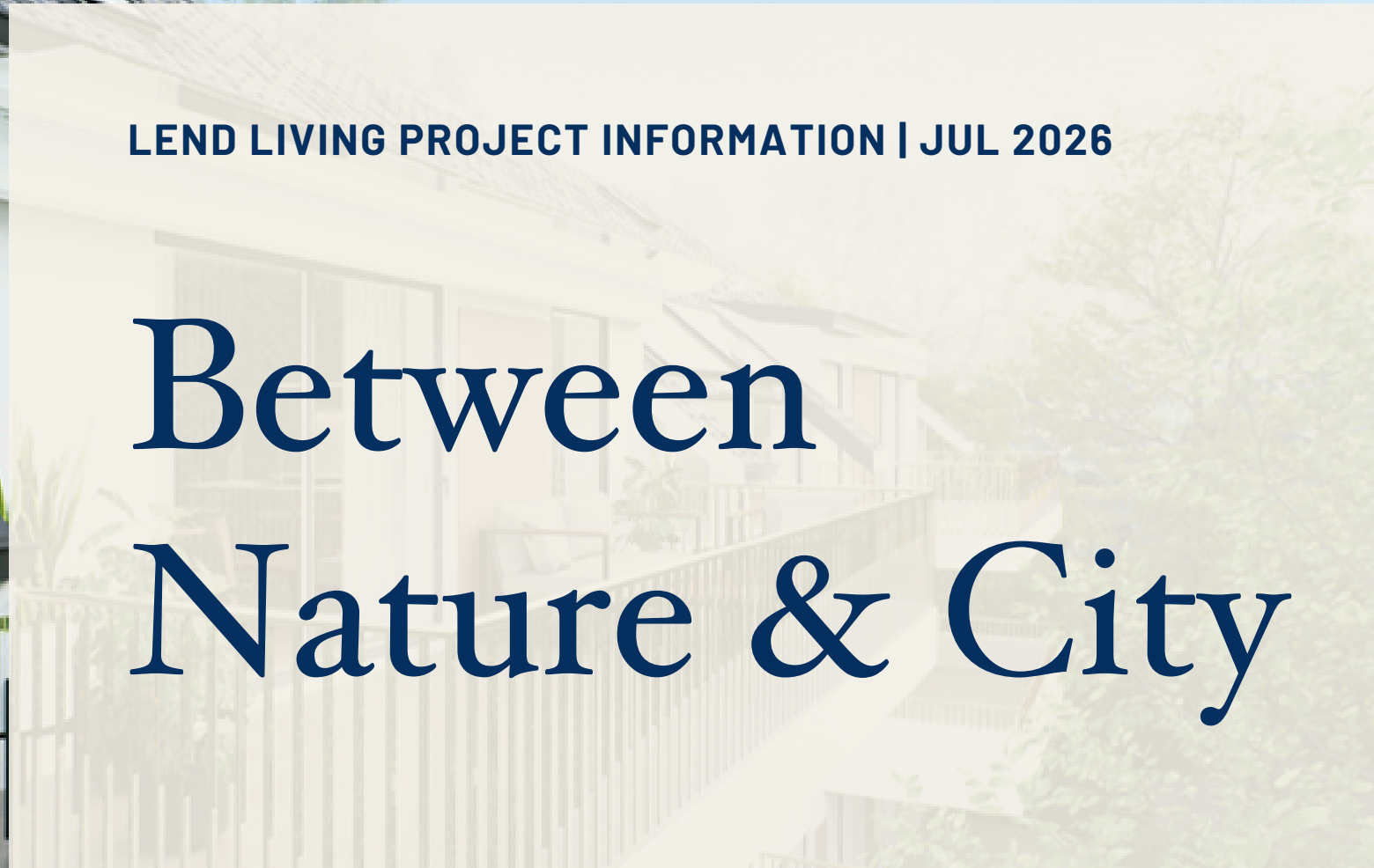
11 apartments in 2 buildings
5 apartments in renovated existing building
6 apartments in new building
14 parkings

Conceptual furnishing proposal.
Subject to changes and errors.



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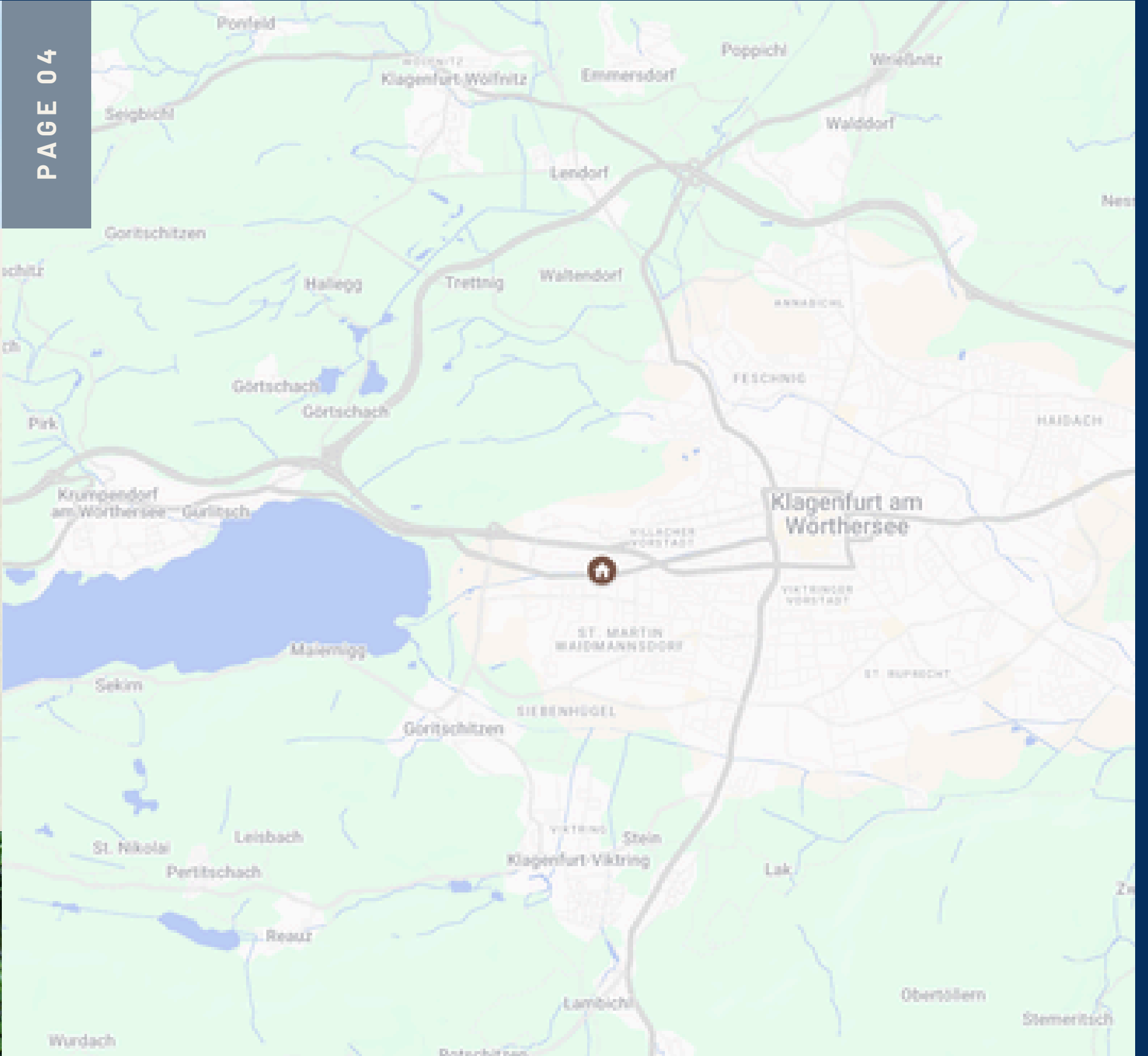
Between Nature & City



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Between Nature & City

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An aerial photograph of the Wörthersee lake in Italy. The lake is a vibrant blue, surrounded by lush green forests and rolling hills. In the distance, a town is visible, and the sky is filled with soft, white clouds. A semi-transparent white text box is overlaid on the left side of the image, containing the title and travel information.

Wörthersee

2.3 km to the beach / east shore

7 min drive

8 min by bicycle

28 min walk

Perfect location



300 m to supermarket



2.7 km to Lakeside Park



1.4 km to university



1.4 km to A2 highway



2.3 km to Wörthersee



280 m to bus stop



2.5 km to historic city



2.9 km to main train station



1.6 km to hospital
LKH Klagenfurt



6.7 km to airport



Site Map



◆ Apartment N06

◆ Apartment N02

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Haus Nord



HAUS NORD

A modern new development featuring 6 high-quality apartments in a prime location directly along the Lendkanal at Tarviser Straße 124, Klagenfurt. The classically modern architecture is complemented by well-considered features, including underfloor heating and cooling, parquet flooring, floor-to-ceiling windows with French balconies, and generous basement storage units (ca. 16 m²).

The residential building offers elevator access to all floors. Parkings, bicycle and stroller rooms, as well as a dedicated drying room. The daylight bathrooms are equipped with both shower and bathtub, with the WC separated. Electric external blinds, SAT/cable TV, and a video intercom system complete the high-quality specifications.

The purchase is processed in accordance with the Austrian Property Developer Contract Act (BTVG).

Contract execution and escrow handling are carried out by an attorney-at-law.

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No6

Top floor apartment
with gallery level
ca. 98m²



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More space to live
Three rooms, a gallery level, and a balcony with views of greenery.
Ceiling heights of over 4 metres in parts create a truly special sense of space.



3 rooms



Attic



Balcony



[View 3D tour](#)

No6

Floor plan



Conceptual furnishing proposal.
Subject to changes and errors.



Open-plan kitchen, dining, living area ca. 36 m²

Conceptual furnishing proposal.
Subject to changes and errors.



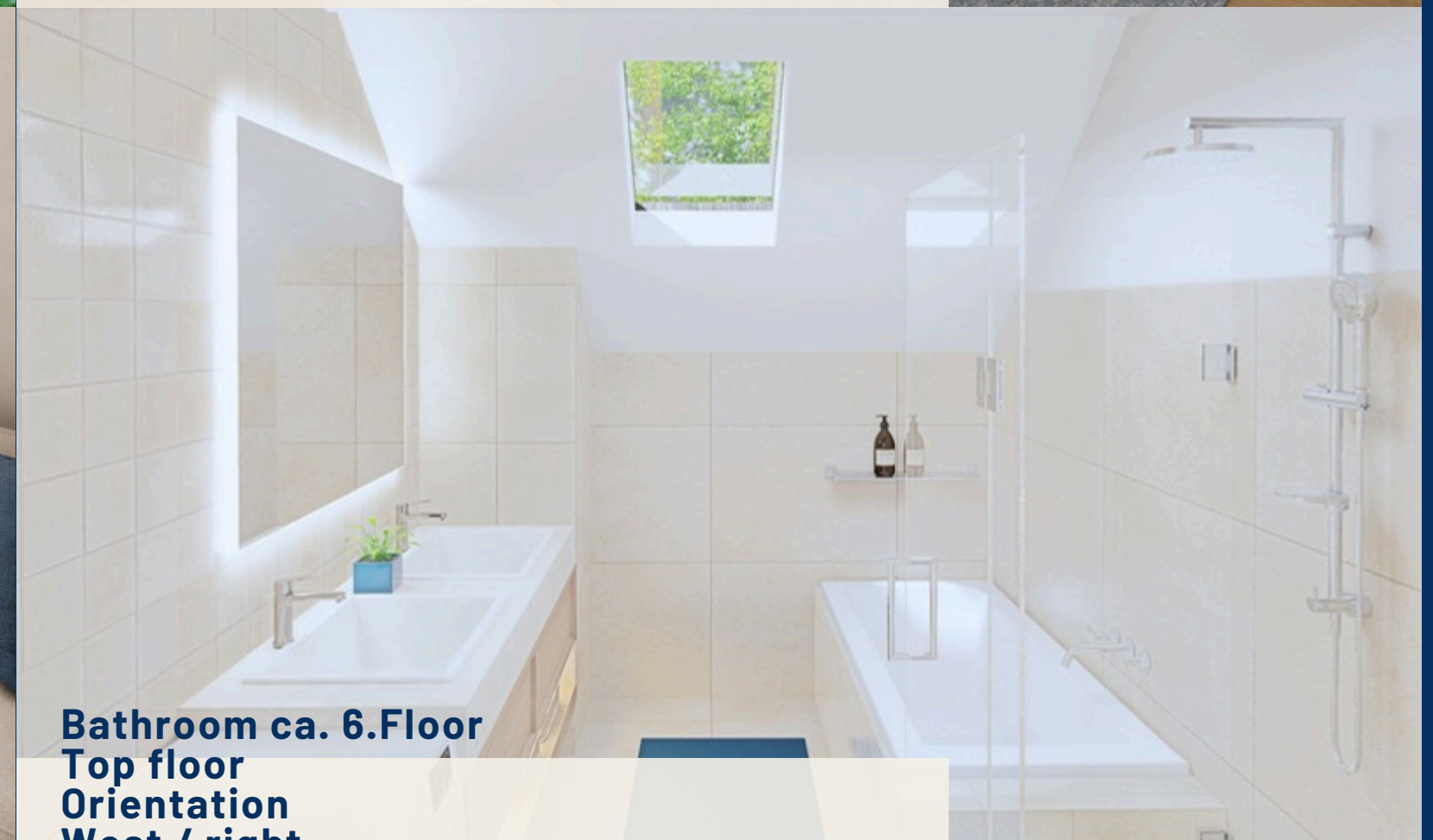
Balcony ca. 17.25 m²



Master bedroom ca. 14.40 m²



Attic ca. 14 m²



**Bathroom ca. 6. Floor
Top floor
Orientation
West / right**

LEND LIVING
PROJECT INFORMATION | JUL 2026

No6



Details →

Etage	Dachgeschoss
Ausrichtung	west / rechts

Area →

Living area	ca. 98.03 m ²
Entrance hall	ca. 5.20 m ²
Storage room	ca. 0.63 m ²
Kitchen, dining, living area	ca. 36.00 m ²
Master bedroom	ca. 14.40 m ²
Room 2	ca. 13.90 m ²
Bathroom	ca. 6.40 m ²
WC	ca. 1.40 m ²
Corridor	ca. 6.40m ²
Gallery level	ca. 14.00 m ²
Balcony	ca. 17.25 m ²
Cellar	ca. 16.00 m ²
Parking 1	ca. 12.50 m ²
Parking 2	ca. 12.50 m ²
Total living area	ca. 98.03 m ²

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No2

Ground floor apartment
with garden
ca. 84m²



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Living with space and warmth -
A light-filled living and dining area with an open kitchen and two bedrooms.
A terrace offering a perfect spot to relax in the sun.



2 rooms



Terrace



Garden



[View 3D tour](#)



No2

Floor plan



Conceptual furnishing proposal.
Subject to changes and errors.



Open-plan kitchen, dining, living area ca. 36.40 m²

Conceptual furnishing proposal.
Subject to changes and errors.



Kitchen, dining, living area ca. 36.40 m²



Master bedroom ca. 14.40 m²



Terrace ca. 31.50 m² & Garden ca. 231 m²



Bathroom ca. 6.50 m²

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LEND LIVING
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No2



Details →

Floor	Ground floor
Orientation	West / right

Area →

Living area	ca. 84.03 m ²
Entrance hall	ca. 5.20 m ²
Storage room	ca. 0.63 m ²
Kitchen, dining, living area	ca. 36.40 m ²
Master bedroom	ca. 14.40 m ²
Room 2	ca. 13.90 m ²
Bathroom	ca. 6.50 m ²
Corridor	ca. 5.60m ²
Terrace	ca. 31.50 m ²
Garden	ca. 231.00 m ²
Cellar	ca. 15.80 m ²
Parking	ca. 12.50 m ²
Total living area	ca. 84.03 m ²



Lendkanal

Direkt am Lendkanal

Apartment Lage in Klagenfurt am
Wörthersee



Lendkanal

LEND LIVING locates
directly along Lendkanal recreational area



The waterway connects
the city center and Würthersee

A photograph of the Klagenfurt Christmas Market at night. The scene is set along the Lendhafen canal, which is partially frozen and reflects the warm lights of the market. On the left, a large, historic church with a tall, dark spire stands on a stone wall. Several white, tent-like stalls are set up along the canal, with people gathered around them. The trees are bare and covered in snow, and the sky is a deep blue. The overall atmosphere is festive and cozy.

“A magical winter evening at the Klagenfurt Christmas Market,
where warm lights and festive stalls line the Lendhafen canal.”

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Haus Süd

◆ Apartment S05

◆ Apartment S04



HAUS SÜD

A fully renovated house with character — in a prime location directly along the Lendkanal in Klagenfurt.

The historic structure has been carefully modernised and brought up to the latest technical standards. High-quality materials, well-considered floor plans, and timeless design create a distinctive living atmosphere.

Classic window shutters, parquet flooring, underfloor heating, and modern daylight bathrooms with shower and/or bathtub, WC, and washing machine connection are just some of the highlights. A private basement storage unit, elevator access to all floors, and parking spaces are provided.

Electric external blinds, SAT/cable TV, and a video intercom system complete the offering.

The purchase is processed in accordance with the Austrian Property Developer Contract Act (BTVG), with escrow handling by an attorney-at-law.

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So5

Penthouse
with 2 balconies
ca. 146 m²



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Expansive spaces, 4 m high ceilings, light-filled living areas, and two balconies create an exceptional living atmosphere — allowing you to enjoy indoor and outdoor living alike.



4 rooms



2 balconies



Penthouse



[View 3D tour](#)

So5

Floor plan



Conceptual furnishing proposal.
Subject to changes and errors.



Open-plan kitchen, dining, living area ca. 64 m²

Conceptual furnishing proposal.
Subject to changes and errors.



Kitchen, dining, living area ca. 64 m²



Kitchen, dining, living area ca. 64 m²



Master bedroom ca. 21.50 m²



Main bathroom ca. 10 m²



Balcony - West ca. 21.04 m²

Conceptual furnishing proposal.
Subject to changes and errors.



Balcony - East ca. 14.50 m²

Conceptual furnishing proposal.
Subject to changes and errors.

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Penthouse

So5



Details —>

Floor	Top floor
Orientation	Entire top floor

Area —>

Living area	ca. 146.00 m ²
Entrance hall	ca. 2.30 m ²
Cloakroom	ca. 4.95 m ²
Kitchen, dining, living area	ca. 64.00 m ²
Master bedroom	ca. 21.50 m ²
Room 2	ca. 19.00 m ²
Room 3	ca. 15.50 m ²
Main bathroom	ca. 10.00 m ²
Bathroom	ca. 4.10 m ²
Corridor	ca. 4.95m ²
Balcony - West	ca. 21.04 m ²
Balcony - East	ca. 14.50 m ²
Cellar	ca. 8.20 m ²
Parking 1	ca. 12.50 m ²
Parking 2	from ca. 12.50 m ²
Total living area	ca. 146.00 m ²

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So4

Top floor apartment
with balcony
ca. 69.00 m²



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Bright rooms.
A practical floor plan and a balcony –
perfect for relaxing in the fresh air.



3 rooms



Balcony



Carport



[View 3D tour](#)

So4

Floor plan



Conceptual furnishing proposal.
Subject to changes and errors.



Living room ca. 22 m²

Conceptual furnishing proposal.
Subject to changes and errors.



Dining, Kitchen area ca.12.70 m²



Bedroom ca. 18.70 m²



Bathroom ca. 4.50 m²



Balcony ca. 21 m²

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So4



Details →

Floor	Top floor
Orientation	West / right

Area →

Living area	ca. 69.00 m ²
Entrance hall	ca. 2.80 m ²
Dining, kitchen area	ca. 12.70 m ²
Bedroom	ca. 18.70 m ²
Cabinet	ca. 8.00 m ²
Bathroom	ca. 4.50 m ²
Balcony	ca. 21.00m ²
Cellar	ca. 5.90 m ²
Parking	ca. 12.50 m ²
Total living area	ca. 69.00 m ²



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Urban living. By the waterside.

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Selling Homes

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