



Exclusive apartments with panoramic views over Vienna

Property no. **2246**

In a prime location of the 19th district with a breathtaking panoramic view of the Vienna skyline, a luxurious residential project consisting of 3 components with a total of 10 condominiums will be built by spring 2022.

The apartments have between 50 and 430 m² of living space and consist of 2 to 5 rooms. All apartments on the ground floor offer spacious garden terraces and private gardens. The residential units on the upper floor and in the attic offer large balconies and / or terraces. From the garden level there is an impressive view over the entire city to Kahlenberg.

In addition to the exclusive location, the modern architecture and high-quality equipment details meet the highest demands.

All apartments have

- alarm system
- BUS system
- Air Water heatpump
- ceiling cooling
- 3-pane double glazing
- Sun protection by means of electrically operated venetian blinds
- high quality parquet floors and porcelain stoneware tiles

In the basement, which connects all 3 components with each other, are the storage rooms, a bicycle storage room, technical rooms and the car parking spaces.

INFRASTRUCTURE

The project captivates with its unique location with a dream view over Vienna. Surrounded by vineyards, adjacent to the "Wienerwald" and yet with good and fast connections to the city center, this location offers the best quality of life.

INFORMATION

Special requests and changes within the residential units can be taken into account depending on the construction progress.

The parking spaces mentioned in the equipment are not included in the purchase price and can be purchased for EUR 45,000.00 each.

Additional units in different sizes are available in the project.

In our office we offer you the opportunity to view all apartments using virtual reality glasses before completing the project. You can move freely through the apartments in a 360-degree view. The special thing about virtual reality technology is that the project feels almost real.



Details

■ **Adress** AUT-1190 Wien

■ **Living space** approx. 197 sqm

■ **Patio area** approx. 38 sqm

■ **Balcony space** approx. 11 sqm

■ **Room** 5

■ **Bathrooms** 2

■ **WC** 3

■ **Loggia** 2

■ **Purchase price** on request

■ **Commission** 3% des Kaufpreises zzgl. 20% USt.

■ **Obtainable from** 30.04.2022

■ **Year of construction** 2020

■ **Energy efficiency class** B

■ **Energy efficiency class** A

■ **Category** Wohnung

Your contact person



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