



Commission-free! Single or Couple Apartment with Balcony

Property no. **2805**

In the green heart of Mauer, a residential project is being developed that combines Viennese living culture with contemporary architecture. The ensemble consists of **seven condominiums and a duplex**. Nestled between old trees and well-tended gardens, the project gently integrates into the historic villa surroundings and offers space for all life phases – from the first own home to a spacious family apartment.

The architecture reflects the elegance of traditional Viennese villa style but interprets it in a modern and functional way. Generous window fronts allow light and greenery to flow into the rooms, while natural materials and clear lines ensure a timeless aesthetic.

ROOM LAYOUT

From the entrance hall, you access a WC and a bathroom with a shower on the right side, and on the left side, you enter the open living-dining area with an integrated kitchen unit. From here, you can also access the approximately 14 m² large balcony. Through the living room, you reach the bedroom, which also leads out to the balcony.

AMENITIES

- **Photovoltaic system** for electricity generation
- **Geothermal/ground heat system** for environmentally friendly heating and cooling
- **Floor and ceiling cooling** for a pleasant indoor climate all year round
- **Underground garage** with prepared connections for e-charging stations (spaces available for purchase depending on availability)
- **Cellar compartments** for each unit
- **Bicycle and stroller room** in the building
- **Natural materials** and high-quality interior fittings

■ **Completion:** Q1 2028

LOCATION and INFRASTRUCTURE

In the immediate vicinity, you will find everything your heart desires: doctors, pharmacies, a hospital, as well as schools and kindergartens that are important for families. Supermarkets and bakeries cater to your daily needs, while ATMs, banks, and a postal office enhance practical accessibility. Excellent connections via bus and tram make mobility a breeze. Here you live centrally and comfortably!

INFORMATION

Commission-free for the buyer!

Further residential units in various sizes are still available.

Car parking spaces can be purchased for €35,000 each, depending on availability.

The project is about to begin construction - changes to the square meters, floor plans, amenities and/or prices reserved!

The above information is based on data and documents provided by the client and is provided without guarantee on our part.

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Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



Details

■ **Adress** AUT-1230 Wien

■ **Living space** approx. 38 sqm

■ **Balcony space** approx. 14 sqm

■ **Usable area** approx. 38 sqm

■ **Room 2**

■ **Bathrooms 1**

■ **WC 1**

■ **Floors 4**

■ **Purchase price** € 340,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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