



## Modern 2-Room Apartment in Mauer

Property no. **2804**

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

The architecture reflects the elegance of the 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 provide timeless aesthetics.

### ROOM LAYOUT

From the entrance hall, you access a toilet, a storage room, and the bathroom with shower and washbasin on the left side. Straight ahead, you enter the open living-dining area with integrated kitchen and the west-facing bedroom.

### FEATURES

- **Photovoltaic system** for electricity generation
- **Geothermal/earth 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:** 1st quarter 2028

## **LOCATION and INFRASTRUCTURE**

In immediate proximity, you will find everything your heart desires: doctors, pharmacies, a hospital, and schools and kindergartens that are important for families. Supermarkets and bakeries cover your daily needs, while ATMs, banks, and a post office enhance practical accessibility. Excellent public transport connections by bus and tram make mobility a breeze. Here, you live centrally and comfortably!

## **INFORMATION**

Commission-free for the buyer!

Further residential units of different sizes are still available.

Parking spaces can be purchased for €35,000 each, subject to availability.

**The project is at the pre-construction stage - changes to the square meters, floor plans, features, and/or prices are reserved!**

The above information is based on data and documents provided by the client and is 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

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■ **Living space** approx. 47 sqm

■ **Usable area** approx. 47 sqm

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■ **Room** 2

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

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■ **Purchase price** € 376,000.00

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■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

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## Your contact person



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