



## Commission-free! Beautiful 3-Room Apartment with Roof Terrace

Property no. **2807**

In the green heart of Mauer, a residential project is being developed that combines Viennese residential culture with contemporary architecture. The ensemble includes **seven condominiums and a duplex**. Nestled among old trees and well-kept gardens, the project blends gently into the historical villa surroundings and offers space for all stages of life – 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 clean lines ensure timeless aesthetics.

### ROOM LAYOUT

The entrance area of this apartment, which is approximately 100 m<sup>2</sup> in size, opens directly into the spacious living-dining area with an open kitchen and access to the approximately 14 m<sup>2</sup> balcony. Another hallway leads to two bedrooms, a small storage room, and the large bathroom with a bathtub, shower, and oversized washbasin. A separate toilet completes the room offer.

The highlight of this apartment is the approximately 27 m<sup>2</sup> roof terrace, which you can access via an internal staircase.

### FEATURES

- **Photovoltaic system** for electricity generation
- **Geothermal/ground source heat pump system** for environmentally friendly heating and cooling
- **Underfloor and ceiling cooling** for year-round comfortable room climate

- **Underground parking** with prepared connections for EV charging stations (spaces available for purchase as per availability)
- **Cellar compartments** for each unit
- **Bicycle and stroller room** in the house
- **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 post 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!

There are still additional residential units available in different sizes.

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

**The project is before construction start - changes to the square meters, floor plans, fittings, and/or prices are reserved!**

The information provided above is based on information and documents from 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

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■ **Living space** approx. 100 sqm

■ **Patio area** approx. 27 sqm

■ **Balcony space** approx. 14 sqm

■ **Usable area** approx. 100 sqm

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■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

■ **Patio** 1

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■ **Purchase price** € 934,000.00

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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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