



Commission-free! Spacious Apartment with Balcony in Mauer

Property no. **2803**

In the green heart of Mauer, a residential project is emerging that combines Viennese living culture with contemporary architecture. The ensemble includes **seven condominiums and a duplex**. Nestled among old trees and well-kept gardens, the project integrates gently into the historic 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 the traditional Viennese villa style, while interpreting 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 not only reach a shower room with toilet but also seamlessly enter the spacious living-dining area with an open kitchen and access to the south-facing balcony. A further corridor leads you to the three bedrooms, a storage room, and the large bathroom with bathtub, shower, toilet, and double sink.

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 year-round
- **Underground garage** with pre-installed connections for electric charging stations (spaces available for purchase based on availability)
- **Cellar compartments** for each unit
- **Bicycle and stroller room** in the building
- **Natural materials** and high-quality interior finish

■ **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, which are important for families. Supermarkets and bakeries cater to your daily needs, while ATMs, banks, and a post office complete the practical accessibility. Excellent connections by bus and tram make mobility a breeze. Here you live centrally and comfortably!

INFORMATION

Commission-free for the buyer!

Additional residential units in various sizes are still available.

Parking spaces can be purchased based on availability for €35,000 each.

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

The above information is based on data 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

■ **Living space** approx. 102 sqm

■ **Balcony space** approx. 14 sqm

■ **Usable area** approx. 102 sqm

■ **Room** 4

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

■ **Purchase price** € 849,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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