



Commission-free! Beautiful 3-Room Apartment with Rooftop Terrace and Balcony

Property no. **2806**

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 semi-detached house**. Nestled between old trees and well-kept gardens, the project gently integrates into the historical villa environment and offers space for all stages of life – from the first own home to the 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 ensure timeless aesthetics.

ROOM LAYOUT

The entrance area of this approximately 105 m² large apartment opens directly into the spacious living-dining area with an open kitchen and access to the approximately 14 m² large 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 rounds off the space offering.

The highlight of this apartment is the approximately 27 m² large rooftop terrace, which you can access via an internal staircase.

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 based 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 close proximity, 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 cover 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!

There are more residential units available in different sizes.

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

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

The information provided above is based on information and documents from the client and is provided by us without guarantee.

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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. 105 sqm

■ **Patio area** approx. 27 sqm

■ **Balcony space** approx. 14 sqm

■ **Usable area** approx. 105 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

■ **Patio** 1

■ **Purchase price** € 997,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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