



Commission-free! Garden apartment with 3 bedrooms in 1230 Vienna!

Property no. **2802**

In the green heart of Mauer, a residential project is being developed that combines Viennese residential 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 surroundings and offers space for all life phases – 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 clean lines provide timeless aesthetics.

ROOM LAYOUT

Through the entrance hall, you seamlessly enter the spacious living-dining area with an open kitchen and access to the terrace and the large garden of about 199 m². Another corridor leads to the three bedrooms, the bathroom with bathtub, shower, toilet, and double sink, as well as a storage room. A second shower room with toilet completes the space offered.

The highlight of this apartment is the large, private garden.

FEATURES

- **Photovoltaic system** for electricity generation
- **Geothermal/ground heat system** for environmentally friendly heating and cooling
- **Floor and ceiling cooling** for year-round pleasant room climate
- **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 house

■ **Natural materials** and high-quality interior fittings

■ **Completion:** 1st quarter of 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 round off the practical accessibility. The excellent connections by bus and tram make mobility a breeze. Here you live centrally and comfortably!

INFORMATION

Commission-free for the buyer!

There are additional residential units available in different sizes.

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

The project is in pre-construction - changes to the square meters, layouts, fittings, and/or prices reserved!

The information provided above is based on information and documents from 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

■ **Living space** approx. 102 sqm

■ **Patio area** approx. 20 sqm

■ **Usable area** approx. 102 sqm

■ **Room** 4

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

■ **Patio** 1

■ **Purchase price** € 983,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

Your contact person



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