



Commission-free! Charming Ground Floor Apartment with Garden – Your New Home!

Property no. **2801**

In the green heart of Mauer, a residential project is being developed that combines Viennese living culture with contemporary architecture. The ensemble includes **seven condominiums and a semi-detached house**. Nestled between old trees and well-kept gardens, the project blends harmoniously 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 clean lines provide timeless aesthetics.

ROOM LAYOUT

From the hallway, which also leads to the WC near the entrance, the spacious living-dining room with open kitchen and access to the terrace and the private garden of approx. 131 m² unfolds to the right. The corridor also centrally connects to the two bedrooms and the bathroom with bathtub, shower, and sink.

FEATURES

- **Photovoltaic system** for electricity generation
- **Geothermal/ground heat system** for environmentally friendly heating and cooling
- **Underfloor and ceiling cooling** for a pleasant indoor climate year-round
- **Underground garage** with prepared connections for electric 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:** Q1 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 take care of your daily needs, while ATMs, banks, and a post office complete the practical accessibility. Excellent connections via bus and tram make mobility a breeze. Here, you live centrally and comfortably!

INFORMATION

Commission-free for the buyer!

Further residential units in different sizes are available.

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

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

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

Image rights: (c) Seeste Bau GmbH

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. 78 sqm

■ **Patio area** approx. 19 sqm

■ **Usable area** approx. 78 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

■ **Patio** 1

■ **Purchase price** € 732,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

Your contact person



ALEXANDER HAMERSKY

Phone +43 676 700 79 18

E-mail a.hamersky@marschall.at

WITH THIS QR CODE YOU CAN ACCESS THIS WEBSITE DIRECTLY – FAST AND EASY



Using a QR code scanner app on your device, you can scan the image to the left and go straight to this site on our website.