



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 m² in size, opens directly into the spacious living-dining area with an open kitchen and access to the approximately 14 m² 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 m² 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

■ **Living space** approx. 100 sqm

■ **Patio area** approx. 27 sqm

■ **Balcony space** approx. 14 sqm

■ **Usable area** approx. 100 sqm

■ **Room** 3

■ **Bathrooms** 1

■ **WC** 1

■ **Floors** 4

■ **Patio** 1

■ **Purchase price** € 934,000.00

■ **Obtainable from** 2028

■ **Year of construction** 2028

■ **Energy efficiency class** B

■ **Energy efficiency class** A+

■ **Category** Wohnung

Your contact person



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