

**7. Floor - Directly at the main train station:  
Commission-free + Completion in October**



231213\_Laxenburgerstraße 2\_SZ.1.31\_SZ

**Objektnummer: 132409\_44**

**Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH**

## Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1100 Wien
Baujahr:	2024
Zustand:	Erstbezug
Wohnfläche:	51,09 m <sup>2</sup>
Zimmer:	2
Bäder:	1
WC:	1
Balkone:	1
Heizwärmebedarf:	B 21,30 kWh / m <sup>2</sup> * a
Gesamtenergieeffizienzfaktor:	A 0,75
Kaufpreis:	399.000,00 €

## Ihr Ansprechpartner



### Tsvetilena Galabinova

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Gerne stehe ich Ihnen für weitere Informationen oder einen Besichtigungstermin zur Verfügung.













## Objektbeschreibung

LAXURY - More from Living! In an urban location, less than five minutes from the main train station, a modern residential building with 80 privately financed condominiums ranging from 29 m<sup>2</sup> to 180 m<sup>2</sup> of living space is being constructed. All apartments feature open spaces such as private gardens, balconies, and terraces, creating an attractive added value. Great emphasis is placed on individuality in the fittings: you can choose between three different design lines as well as four parquet flooring options. The building also features state-of-the-art technology: heating and cooling are provided via component activation (floor slabs), and with the Smart Home solution, sun protection and room lighting, as well as additional features at the buyer's request, can be controlled. Differently designed playgrounds for children and teenagers in both indoor and outdoor areas provide fun and entertainment within the project. Completion is scheduled for late summer 2025. LAXURY – ??????, ??? ?????? ?????! ? ?????? ??????, ??? ???? ? ?'??? ?????? ??? ?????????? ??????, ?????????? ?????????? ?????????? ??? 80 ?????? ?????????????? ?????????? ?????????? ?????? ??? 29 ?<sup>2</sup> ?? 180 ?<sup>2</sup>. ??? ?????????? ?????? ?????????? ?????????? – ?????????? ????, ?????????? ?? ??????, ?? ?????????? ?????????? ??????????. ??? ?????????????? ?????????? ?????? ?????????????????? ?????????????????????: ?????? ?????? ??? ?????? ?????????? ?????????? ?????????? ?? ?????????? ?????????????? ?????????? ?????????? ?????????? ?????????? ?????????? ?????????????? ??????????????: ?????????? ? ?????????????? ?????????????? ?? ?????????????? ?????????????? ?????????????? ?????????????? (?????????????), ? ????????? Smart-Home ?????????? ?????? ?????????? ?????????????????? ?? ?????????????? ? ?????????, ? ?????? ?????????????? ?????????? ?? ?????????? ??????????. ?????????????? ?????????????? ?????????? ?? ?????????? ?????????????? ? ?????????????? ?? ?????????? ?????? ?????????????? ?????? ?? ?????????? ?????????????????? ? ?????? ??????????. ?????????????? ?????????????? ?????????????? ?? ?????? ??? 2025 ?????.