

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



4096-4096-max

Objektnummer: 1939/162383

Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1100 Wien
Baujahr:	2024
Zustand:	Erstbezug
Wohnfläche:	106,21 m²
Zimmer:	4
Bäder:	2
WC:	3
Balkone:	1
Heizwärmebedarf:	B 21,30 kWh / m² * a
Gesamtenergieeffizienzfaktor:	A 0,75
Kaufpreis:	798.000,00 €
Provisionsangabe:	

Provision bezahlt der Abgeber.

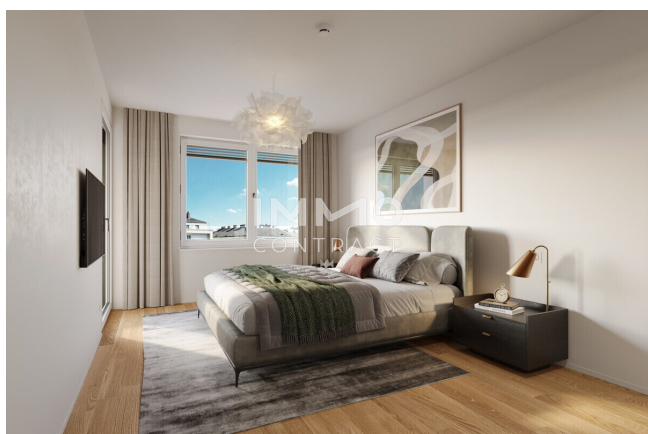
Ihr Ansprechpartner

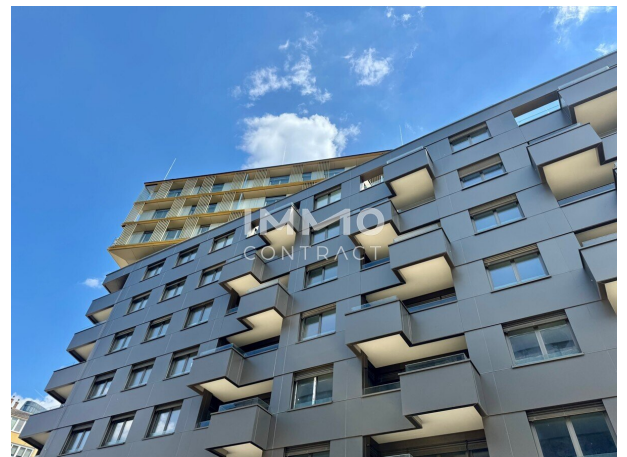


Tsvetilena Galabinova

IMMOcontract Immobilien Vermittlung GmbH
Schnirchgasse 17
1030 Wien

T +43 664 6000 8196
H +43 664 6000 8196









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 m² to 180 m² 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.

LUXURY – ??????, ??? ?????? ?????!

? ?????? ??????, ??? ? ? ?'?? ?????? ???? ?????? ??????, ????????? ???????
 ??????? ?????? ? 80 ?????? ?????????????? ??????? ??????????? ?????? ? 29 ? 180
 ??. ?? ????????? ?????? ????????? ????????? – ????????? ???, ??????? ? ??????, ? ???????
 ?????????? ??????????
 ?? ??????????? ????????? ?????? ?????????????? ??????????????????: ????? ?????? ?? ??????
 ??????? ??????? ??????? ? ??????? ??????????? ?????????? ????????. ????? ?????????
 ?????????? ?????????? ?????????? ??????????: ??????? ? ?????????????? ?????????????? ??
 ?????????? ?????????? ?????????????? ?????????? (?????????????), ? ??????? Smart-Home ???????
 ?????? ?????????? ????????????????? ? ?????????????? ? ???????, ? ?????? ?????????????? ??????????
 ? ?????????? ??????????
 ?????????????? ?????????????? ?????? ? ?????????? ?????????????? ? ?????????????? ? ??????????
 ?????? ?????????????????? ????? ? ??????? ?????????????????? ? ?????? ????????. ???????????
 ??????????????? ?????????????? ? ?????? ???? 2025 ????

Infrastruktur / Entfernungen

Gesundheit

Arzt <500m

Apotheke <500m

Klinik <1.000m

Krankenhaus <2.000m

Kinder & Schulen

Schule <500m

Kindergarten <500m

Universität <500m

Höhere Schule <3.000m

Nahversorgung

Supermarkt <500m

Bäckerei <500m

Einkaufszentrum <2.000m

Sonstige

Geldautomat <500m

Bank <500m

Post <1.000m

Polizei <1.000m

Verkehr

Bus <500m

U-Bahn <1.000m

Straßenbahn <500m

Bahnhof <1.000m

Autobahnanschluss <1.500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap