

## **Urban Living, Reimagined with a Sky Garden: Commission-free Hauptbahnhof**



**Objektnummer: 1939/162406**

**Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH**

## Zahlen, Daten, Fakten

|                                      |                                  |
|--------------------------------------|----------------------------------|
| <b>Art:</b>                          | Wohnung - Terrassenwohnung       |
| <b>Land:</b>                         | Österreich                       |
| <b>PLZ/Ort:</b>                      | 1100 Wien                        |
| <b>Baujahr:</b>                      | 2024                             |
| <b>Zustand:</b>                      | Erstbezug                        |
| <b>Alter:</b>                        | Neubau                           |
| <b>Wohnfläche:</b>                   | 90,67 m <sup>2</sup>             |
| <b>Zimmer:</b>                       | 3                                |
| <b>Bäder:</b>                        | 2                                |
| <b>WC:</b>                           | 1                                |
| <b>Terrassen:</b>                    | 1                                |
| <b>Garten:</b>                       | 40,70 m <sup>2</sup>             |
| <b>Heizwärmebedarf:</b>              | B 21,30 kWh / m <sup>2</sup> * a |
| <b>Gesamtenergieeffizienzfaktor:</b> | A 0,75                           |
| <b>Kaufpreis:</b>                    | 950.000,00 €                     |
| <b>Provisionsangabe:</b>             |                                  |

Provision bezahlt der Abgeber.

## Ihr Ansprechpartner

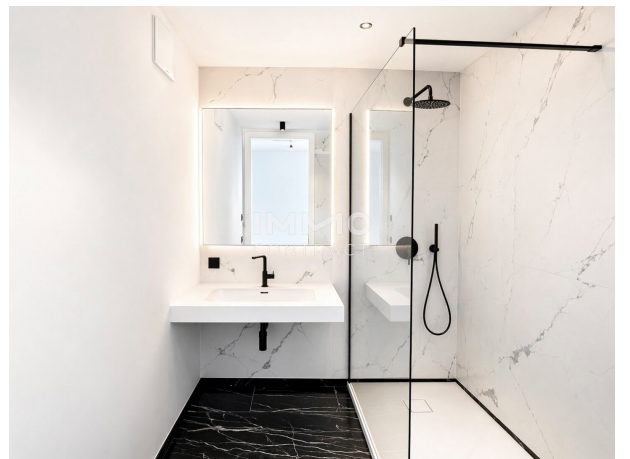


**Tsvetilena Galabinova**

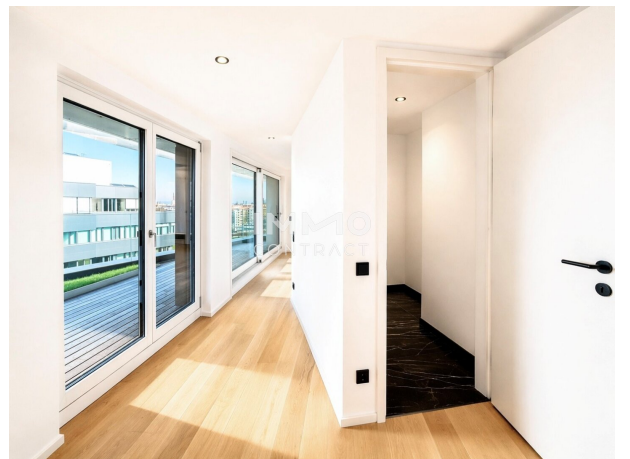
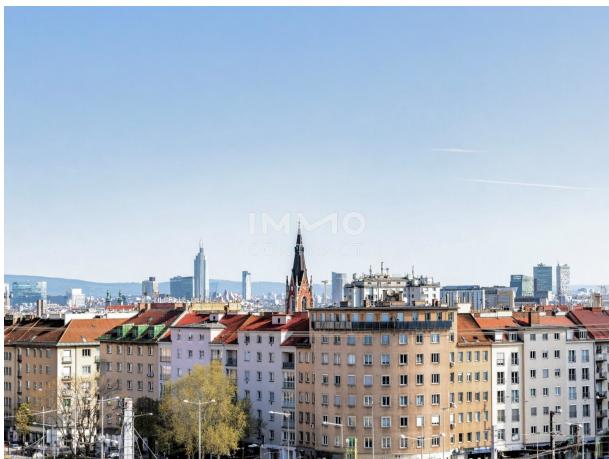
IMMOcontract Immobilien Vermittlung GmbH  
Schnirchgasse 17  
1030 Wien





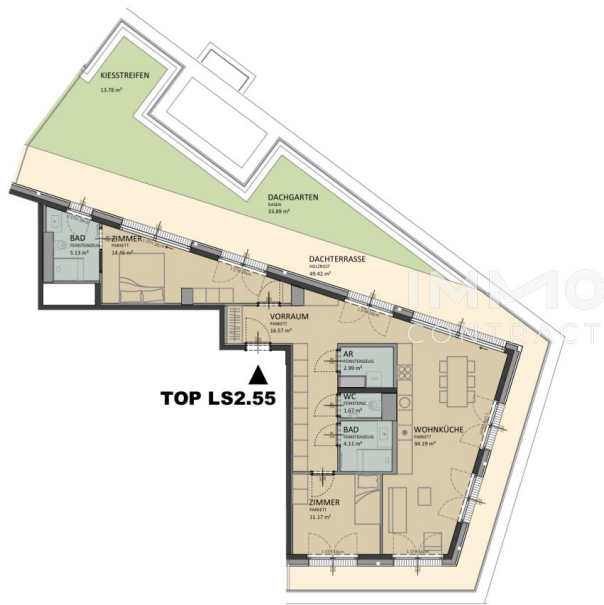












WOHNHAUSANLAGE  
Laxenburger Straße 2B, 1100 Wien

**BAUTEIL A**  
OG 08 | TOP LS2.55

|              |                      |
|--------------|----------------------|
| Wohnfläche   | 90,29 m <sup>2</sup> |
| Dachterrasse | 49,42 m <sup>2</sup> |
| Dachgarten   | 33,89 m <sup>2</sup> |
| Kiesstreifen | 13,78 m <sup>2</sup> |

BAUTEIL A

BAUTEIL D

## Objektbeschreibung

Located in one of Vienna's most dynamic and sought-after areas, just one minute from Vienna's Central Station, this exceptional residential development has recently been completed, seamlessly combining modern living comfort, premium architecture, and an urban lifestyle at the highest level.

The exclusive building comprises 80 freehold apartments, offering living spaces ranging from approximately 38 m<sup>2</sup> to 180 m<sup>2</sup>. Each residence impresses with intelligently designed layouts, generous spatial concepts, and a level of finish that meets the most discerning expectations.

Nearly every apartment features its own private outdoor space – from sun-drenched balconies and spacious terraces to elegant private gardens – extending the living experience outdoors and creating an outstanding quality of life.

Particular attention has been given to high-quality materials and refined design. The living areas are fitted with elegant parquet flooring, while the modern bathrooms come fully equipped with premium fittings, integrated lighting, spotlights, and practical mirrored cabinets, creating a sophisticated and timeless atmosphere.

Technologically, the building sets new standards. A state-of-the-art concrete core activation system ensures a comfortable indoor climate throughout the year. This is complemented by an intelligent smart home system, allowing convenient control of sun shading, lighting, and additional features upon request.

The project also offers a highly family-friendly infrastructure, including stylishly designed indoor and outdoor children's and youth play areas, creating spaces for interaction, leisure, and community within the residence.

This high-quality new development combines a prime location, timeless architecture, and innovative technology to deliver an exceptional living experience in the vibrant and up-and-coming district surrounding Vienna's Central Station.

Wir weisen darauf hin, dass zwischen dem Vermittler und dem zu vermittelnden Dritten ein familiäres oder wirtschaftliches Naheverhältnis besteht.

Der Vermittler ist als Doppelmakler tätig.

### 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