

**Individual Design Selection - 7. Floor: Directly at the main
train station: Commission-free**



Objektnummer: 1939/162427

Eine Immobilie von IMMOcontract Immobilien Vermittlung GmbH

Zahlen, Daten, Fakten

Art:	Wohnung - Etage
Land:	Österreich
PLZ/Ort:	1100 Wien
Baujahr:	2024
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	50,10 m ²
Zimmer:	2
Bäder:	1
WC:	1
Heizwärmebedarf:	B 21,30 kWh / m ² * a
Gesamtenergieeffizienzfaktor:	A 0,75
Kaufpreis:	390.000,00 €
Provisionsangabe:	

Provision bezahlt der Abgeber.

Ihr Ansprechpartner



Tsvetilena Galabinova

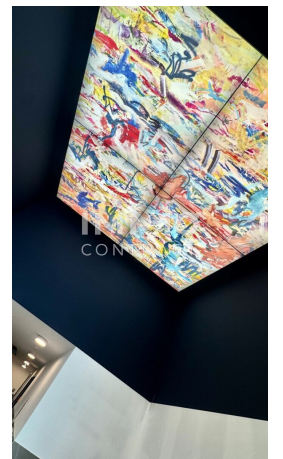
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www.IMMOcontract.at
Die beste Adresse für attraktive Liegenschaften.

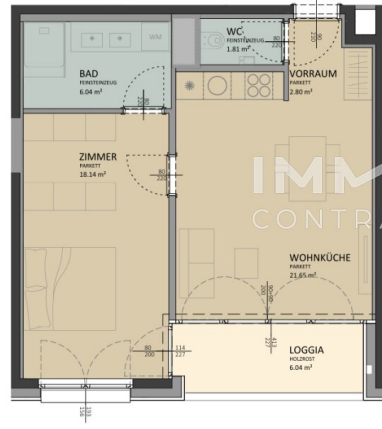
A green rectangular box containing a QR code and the website URL 'www.IMMOcontract.at' with the tagline 'Die beste Adresse für attraktive Liegenschaften.' below it.





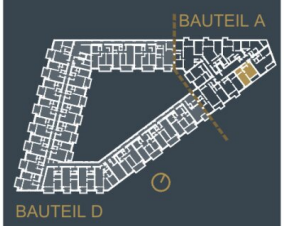


TOP LS2.49



WOHNHAUSANLAGE
Laxenburger Straße 2B, 1100 Wien

BAUTEIL A
OG 07 | TOP LS2.49
Wohnfläche 50,44 m²
Loggia 6,04 m²



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 m² to 180 m². 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.

The residences on the 6th and 7th floors of LAXURY can be individually completed according to your personal preferences. The project itself has already been fully completed — however, you still have the unique opportunity to choose from a selection of exclusive interior finishes, including parquet flooring and bathroom design options. Your selected finish package will be completed for you free of charge, allowing you to create a home perfectly tailored to your style and taste.

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.

Finden Sie noch mehr attraktive Liegenschaften auf www.IMMOcontract.at

IMMO einen Besuch wert.

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