



Rosentalgasse 21
1140 Wien

Qualität, auf die Sie bauen können.



ROSENTALGASSE 21 / TOP 16

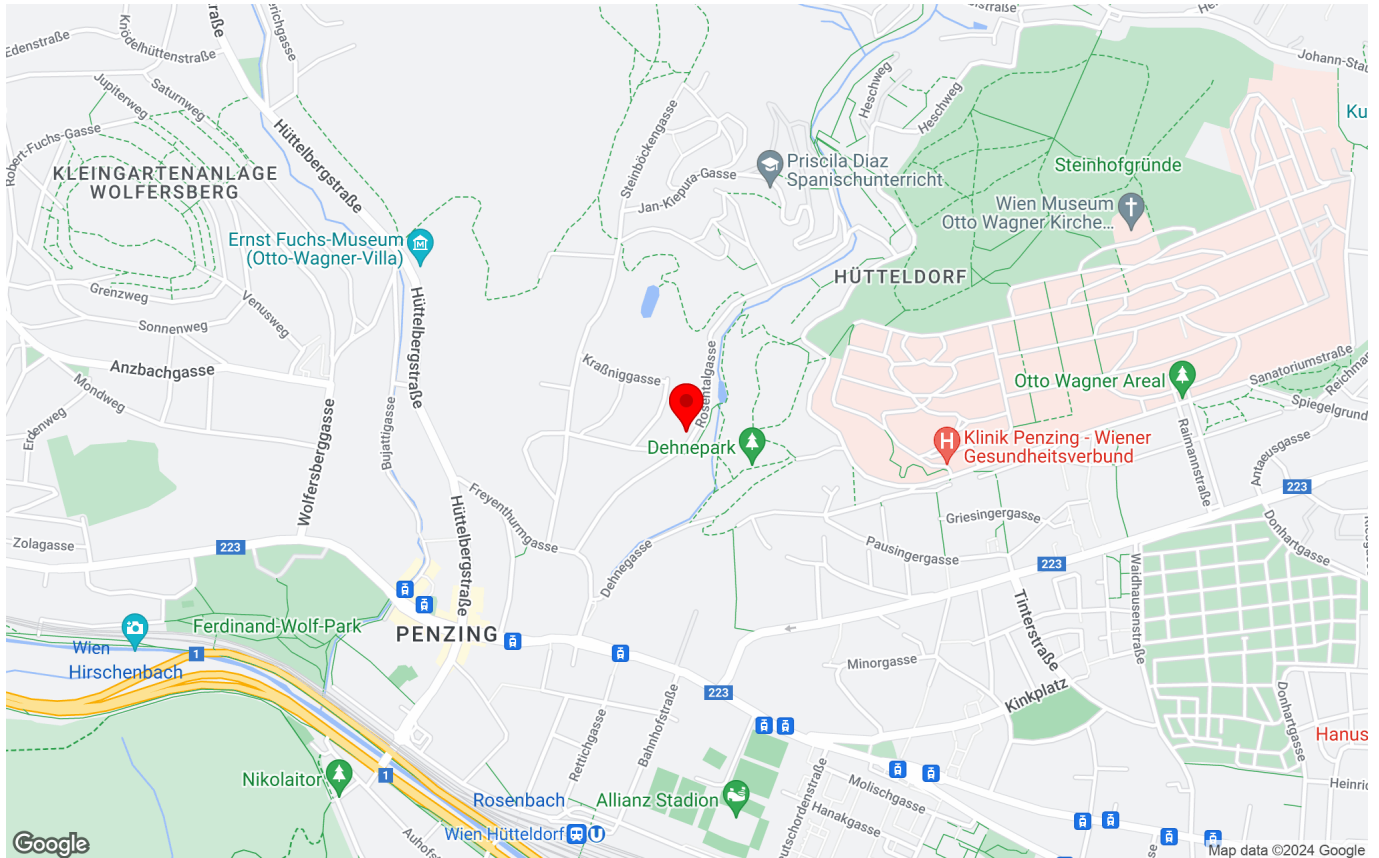
1140 Wien



QUALITY LIVING AT THE WONDERFUL DEHNEPARK.

Property number:	12142
Number of rooms:	4
Living area:	106.4 m²
Purchase Price:	€892,200.00
Status:	Finalized (12/2022)

LOCATION



PROJECT DESCRIPTION

Quiet location in green surroundings, quickly accessible, well equipped.

This is Quality Living from Raiffeisen WohnBau.

High-quality apartments are currently being built on an area of 1,200 m² on Rosentalgasse, offering quick connections to Linzer Straße and Hüttelbergstraße. The floor plans of the 16 units come with a compact and practical design. They range from approx. 45 to 110 m² in area and offer an optimal mix of 2-, 3- and 4-room apartments.

The primary focus is on the larger units, which are perfect for families. The slight slope with east-west orientation opens up an idyllic view of the garden and the adjacent Dehnepark, which serves as a recreational area with a playground and duck pond.

The 16 parking spaces guarantee convenient parking right outside the front door. The apartments are located in a traffic-calmed zone with only residential traffic.

The complex is due to be completed by Autumn 2021. Interested? Feel free to contact us for a no-obligation offer.

living.simply.done.

With Raiffeisen WohnBau as the property developer.

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APARTMENT DESCRIPTION

ARTS & LIVING

Neben dem Quality Living Gedanken, der für besonders hohe Wohn- und Lebensqualität steht, punkten die neuen Immobilienprojekte der Raiffeisen WohnBau mit zeitgenössischen Kunstakzenten. Jedes der Kunstwerke ist eine Sonderanfertigung eines via Jury ausgewählten Künstlers, welches im Einklang mit dem Gebäude, seiner Form, der unmittelbaren Umgebung und der Geschichte entsteht. Die Installationen, vorrangig im Eingangsbereich des jeweiligen Gebäudes, verleihen dem Wohnprojekt unter der Maxime „Kunst und Wohnen“ Individualität und Exklusivität. Ein künstlerischer Dialog zwischen dem privaten und dem öffentlichen Raum wird geschaffen und heißt Bewohner wie Besucher gleichermaßen willkommen.

KEY DATA

Property type:	Apartment
Contract type:	Property for sale
Construction year:	2022
Reference date:	1.12.2022
Number of rooms:	4
Living area:	106.4 m²
Balcony area:	10.2 m²
Terrace area:	18.2 m²
Basement:	4.7 m²
Floor:	attic 2
Floors:	tiles, prefinished flooring
Heating:	underfloor heating, central heating

COSTS

Purchase Price:	€892,200.00
excluding ancillary expenses	

AMENITIES

tiles, alternative energy, geothermal energy, underfloor heating, central heating, passenger elevator, balcony/terrace facing west, cable/satellite TV, basement garage, prefinished flooring, storage room, new building standard, cooling, plasterboard walls, external sun protection, Openable window, flat roof, saddle roof, bricks & concrete, turnkey with basement, double glazing windows, children playground (indoor / outdoor), Plastic windows

ENERGY PERFORMANCE CERTIFICATE

Thermal energy required: **B 32.95 kWh/m²a**

Energy efficiency rating: **A 0.83**

IMPRESSIONS



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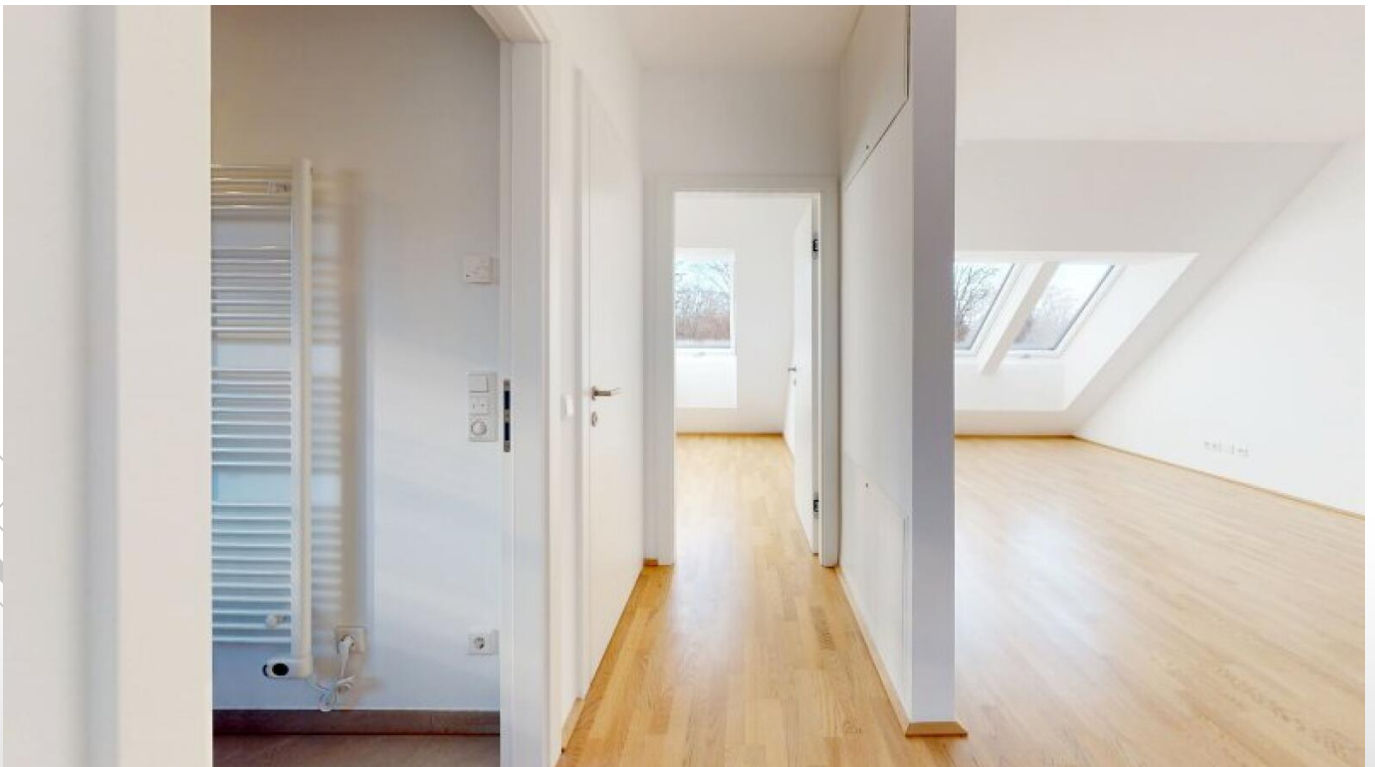
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