

# KAISERWASSER LIVING

**Construction- and equipment  
description**

Living in between Kaiserwasser, Gänsehäufel and Uno City

**JULIUS-PAYER-GASSE 3**  
**1220 Wien**

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## 1 PROJECT DESCRIPTION

The **KAISERWASSER LIVING** project at Julius Payer Gasse 3 in the 22nd district of Vienna, Kagran, is being developed by **2LIVING ROHA Immobilien GmbH**. It is a matter of leasehold property (Baurechtsgrundstück) owned by church of Klosterneuburg with a lease of 100 years with the option to extend it.

The property is located in **Kaisermühlen**, one of the most attractive districts in Vienna, which is very popular due to its central location with good public transport connections and a large number of **recreation areas** in the immediate vicinity.

**The subway station "Kaisermühlen VIC" on the U1 line** can be reached on foot in less than 3 minutes, from which you can go directly to the city center!

The **quiet** and **green** surroundings offer the **best recreation areas in the city**, especially with the **Kaiserwasser**, the Gänsehäufel, the Alte Donau, the **Donauinsel** and the Neue Donau - all within walking distance - and enable living by the water, in the middle of the city. The **Donauzentrum** is well connected and offers extensive shopping opportunities. The **Uno City**, including international hotels, rounds off the flair and reputation of Vienna as a cosmopolitan city in the immediate vicinity.

The directly adjacent new **Schanihotel** offers additional **infrastructure** for exuberant restaurant visits or after work out for relaxation.

The housing project [Kaiserwasser Living](#) stands out due to the following **Equipment features** particularly from the usual market standard:

- Energy-efficient building envelope in **solid construction**
- **Underfloor heating** with heat pump
- **Floor cooling** by heat pump
- Included **shading with electric venetian blinds**
- Extraordinary architecture through **noble facade surfaces**
- **Gym** in the basement

A residential building with **10 units** with a basement, ground floor, upper floor I and attic floor (upper floor II) will be built in solid construction on the property. The apartments on the ground floor have their **own garden**, the apartments on the upper floor have **spacious terraces**.

Parking spots are also available but limited- first come first serve.

An **energy-efficient** building shell and the use of **air-water heat pumps** for heating and hot water preparation in combination with underfloor heating protects the environment, ensures a pleasant indoor climate and saves on operating costs. **External and electrically controlled shading devices** in combination with **passive cooling** via the air heat pump protect against overheating in summer.

## 2 SUPPLY

<b>Energy supply</b>	Power is supplied from the Wienstrom supply network.
<b>Telecommunication</b>	The supply lines for telephone and internet are - if a corresponding network infrastructure is available - led to the property line.
<b>Water supply and disposal</b>	The water is supplied via a connection to the water supply network of the municipality of Vienna. The waste water disposal takes place via a connection to the public sewer system of the municipality of Vienna. The rainwater is drained off on the property's own ground and partly fed into the public sewer.
<b>Heating and hot water supply</b>	<p>The heating and hot water supply is provided by a combination of air-water heat pump and hot water tank with an electric heating element as additional heating. The apartments are equipped with underfloor heating.</p> <p>For temperature control, a room thermostat is positioned centrally.</p>
<b>Garbage disposal</b>	Responsible for the garbage disposal ist going to be the Magistratsabteilung MA 48.

## 3 BUILDING DESCRIPTION

### 3.1 Construction

The dimensioning and construction of all load-bearing and non-load-bearing components is based on static and building physics (fire, heat, noise and sealing protection) requirements.

<b>foundation/ basement walls</b>	<p>The foundation is laid on a flat foundation using a reinforced concrete slab. Together with the outer walls of the basement, these form a technically tight, watertight tub construction. All static calculations according to the state of the art and standards.</p> <p>Cellar interior staircase as a precast concrete staircase according to the plan.</p> <p>Ceiling as in-situ concrete ceiling or prefabricated element ceiling including reinforcement according to static requirements.</p>
<b>Exterior walls ground floor - to attic</b>	Solid construction thickness 20 to 25 cm according to statics and planning in brick masonry or reinforced concrete.

<b>Facade</b>	Full thermal insulation composite system, strength according to building physics with synthetic resin rubbing plaster.
<b>Load-bearing interior walls</b>	Solid construction Thickness: 20 to 25cm. In brick or reinforced concrete
<b>Non-bearing interior walls</b>	Plasterboard stud walls 10 cm thick.
<b>apartment partitions walls</b>	Brick or reinforced concrete wall planked with plasterboard facings on one or both sides according to building physics requirements.
<b>Ceilings</b>	Reinforced concrete ceilings according to the statics. Suspended ceilings or cladding in plasterboard if technically necessary.
<b>Stairs</b>	Prefabricated or in-situ concrete staircase according to statics, covering in the staircase with fine stoneware.
<b>Spatula and painter</b>	All visible wall surfaces in the stairwell and living area primed on the inside ready to paint or with interior plaster, primed and painted with dispersion paint.
<b>Roof construction, roofing</b>	Massive coffin lid construction according to plan, structure according to building physics.

### 3.2 Electrical installations

The power fuse box is installed directly in the house. The location of power distributors, media distributors (communication), intercom systems, empty ducting for media, ceiling outlets, wall outlets, electric stove outlets (400 volts), TV outlet, battery-operated smoke detectors, switches, sockets and lights in the area of terraces, loggias, balconies are for each apartment can be found in the electrical installation plans.

In the basement, the installation is surface-mounted, otherwise flush-mounted.

<b>Lighting</b>	The wiring of the basic lighting of the general and outdoor areas (property development, balconies, loggias, terraces, etc.) is included. The basic lighting is always controlled via motion detectors. Luminaire chosen by the architect. The wiring is made for all wall and ceiling outlets inside the residential units (without lighting fixtures and without devices).
<b>Telecommunication</b>	The supply lines for telephone and internet are routed with fiber optics from Telekom A1 up to the basic boundary. Starting from the property line, the telecommunications lines are routed to the media distributors of the individual apartments. From the media distributor in each apartment there is an empty pipework to an empty socket for internet

and telephone in the living room. The distributor is the transfer point for the empty piping. An empty socket with empty piping to the media distributor is provided in the other lounges (rooms). Contracts for landline, Internet or TV are to be concluded by the buyer with the local providers and paid for by the buyer.

<b>Intercom</b>	Video intercom with electric door opener in each apartment.
<b>Lightning protection system</b>	To the extent required according to the ÖVE directive.
<b>Fire protection</b>	Battery-operated smoke detectors in every anteroom and lounge (ceiling mounting).

### 3.3 Ventilation

Mechanical ventilation (sanitary exhaust air) in all wet areas, switched via the light switch including run-on relay.

#### Cooling

<b>Provision of cooling</b>	Air to water heat pump with cooling module
<b>Cold output</b>	Surface collectors incorporated in the screed (underfloor heating).
<b>temperature control</b>	Centrally positioned room thermostat.

### 3.4 Sanitary raw installation

The piping is in the form of plastic-aluminum composite pipes. The drains are made of PVC. Position of the sanitary connection according to the plan of the sanitary fixtures.

### 3.5 Outdoor facilities

<b>Gardens</b>	Replacement plantings in accordance with official requirements are to be tolerated in the entire outdoor area. Garden separation of the individual apartments with a stable fence 120 cm high according to the plan, rough and fine humus cultivation including seeding.
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**property enclosure** Street side with reinforced concrete base with a bar lattice fence built on it.

**Garbage** Garbage dump closed, according to inspection MA 48, exposed concrete and colored surfaces.

### 3.6 General area equipment

**Floors** Aisle areas:  
 → Ceramic floor tiles 30x60, with skirting boards, laid in thin bed on the floating screed. Grout color to match the tiles.  
 Cellar compartments:  
 → Screed surface sealed.

**Walls** Interior dispersion paint white 2-fold executed

**Mailbox system** Location of the mailbox system according to the plan.

**Elevator system** Elevator system from the basement to the top floor, door closures in stainless steel.

## 4 Amenities description apartments

### 4.1 floors

**Living spaces** Real wood parquet floor made of oak 3 strips, glued with skirting boards, laid on the floating screed

**Lobby, storage room, bath, toilet** Ceramic floor tiles from Abitare la ceramica (5 colours to choose from: Black, Grey, Sand, Greige, Beige) 60x60cm laid in floating screed in thin bed. Grout colour to match the tiles. Skirting boards are installed in the lobby and storage room.

### 4.2 Walls, ceiling

**Living rooms, lobby, storage room** Interior dispersion paint white 2-fold executed

**Bathroom, toilet** Tiles 30x60 cm matt white, up to a height of approx. 200 cm, in the bathroom, or up to approx. 120 cm in the toilet. The remaining areas of the walls and ceilings are finished with double white interior dispersion paint  
 Generally moisture sealing in the splash water area.

### 4.3 Covering on patio, balconys

Concrete slabs 40x40 or 50x50 from the upper floor laid on stilts or in trickle, laid on the ground floor on a fine gravel bed.

### 4.4 Sanitary equipment

#### Washbasin 60x48 cm or double washbasin 130x48 cm

Consisting of a washbasin in sanitary color white, complete with a chrome-plated corner valve, a chrome washbasin siphon, a washstand attachment and a chrome single-lever washbasin mixer. Wall connection joint is made with white sanitary silicone. Depending on the planning, single or double washbasin.

#### Hand waschbasin 45x34 cm

Consisting of a hand washbasin, sanitary color white, complete with chrome-plated angle valve, chrome washbasin siphon, washbasin attachment and chrome washbasin inlet valve. Wall connection joint is made with white sanitary silicone.

#### Shower

The shower is floor-level with a slope, tiled with the bathroom floor tile and closed with a glass cabin (fixed side wall and revolving door or corner entry). Drain channel made of stainless steel with sealing flange. Rain shower complete set in chrome consisting of overhead shower, hand shower, exposed shower thermostat, push rod, shower hose and slider. A side glass partition is included in the offer.

#### WC

Consisting of a rimless wall-hung toilet in the sanitary color white with a concealed cistern incl. Flush plate in white plastic, cover, toilet connection piece and toilet attachment.

#### Bathtub

Consisting of a plastic bathtub, size 180x80cm with bathtub feet and mounting rails. Sanitary color white, waste and overflow set chrome-plated, as well as exposed thermostatic mixer in chrome and shower set chrome.

#### washing machine hook up

Consisting of a chrome siphon cover and a chrome appliance outlet valve.

#### dishwasher hook up

Consisting of a chrome angle valve and a chrome combination valve for connecting a dishwasher.

#### Outdoor areas

Frost-proof water connection with Kemper valve on both terraces.



## 4.5 Electric equipment

Switch range made of unbreakable, UV-resistant plastic with a clear, reduced and timeless design. The TV/EDP connection sockets listed in the floor plans of the sales plans are routed in an empty tube including prestressing wire and cover.

Installations according to sales plan.

Minimum standard according to the following list:

<b>Electrical distributor</b>	<p>Three rows, according to planning in flush-mounted design, as well as a residual current circuit breaker and a miniature circuit breaker installed and connected.</p> <p>This electrical distributor (“fuse box”) contains circuits for</p> <ul style="list-style-type: none"> <li>→ all lighting fixtures and sockets</li> <li>→ the electric stove</li> <li>→ the oven</li> <li>→ the washing machine</li> <li>→ the tumble dryer</li> </ul>
<b>Lobby</b>	<p>1-2 ceiling outlets 1 single socket 2-3 buttons</p>
<b>Toilet</b>	<p>1 wall outlet 1 on/off switch</p>
<b>Bathroom</b>	<p>1 ceiling outlet 1 wall outlet for mirror lighting 1 single socket towel dryer 2 single sockets or 1 double socket 2 on/off switches</p>
<b>Storage room</b>	<p>1 wall outlet 1 on/off switch 1 single socket washing machine if not in bathroom</p>
<b>Living Room</b>	<p>2 ceiling outlets 3 single sockets 1 triple socket 1 TV socket 1 computer box 1 telephone socket 1 on/off switch 2 toggle switches</p>
<b>Kitchen</b>	<p>1 ceiling outlet 1 wall outlet 2 double socket work area 1 single socket refrigerator 1 single socket dishwasher 1 single socket cooker hood</p>

1 cooker connection socket 5-pin  
1 on/off switch

#### Rooms

1 ceiling outlet  
1 single socket  
3 double sockets  
1 TV socket  
1 computer box  
1 on/off switch

### 4.6 Apartment doors

#### Apartment door

Burglar-resistant wooden entrance door.  
Burglary class RC2 with multiple locking, security fittings with metallic finish, color of the architect's choice. Version with handle on the inside and knob on the outside, spy hole and door sign, cylinder and 5 keys. Coated steel frame.

#### Inner doors

Wooden frames with tubular chipboard door leaf, surface white, including designer fittings made of stainless steel. Glass panel at the door from the anteroom to the living room, clear glass as standard.

### 4.7 Windows and french doors

#### Windows and french doors

Plastic constructions with triple insulating glazing. Sound and thermal insulation values according to building physics.

#### Skylight

Plastic version with aluminum cover shell, heat-insulating glazing and external shading with electric drive

#### Exterior window sills

Aluminum (color according to standard RAL collection)

### 4.8 Shading

All windows and balcony door constructions are provided with electrically operated external venetian blinds as sun protection, wired control using switches.

### 4.9 Terrace railing

Railings made of expanded metal with a coated surface and panels made of perforated sheet metal according to the choice of architect.

## 5 General

### 5.1 Reference

The creation of a one-time submission plan, as well as the necessary building description, statics and proof of thermal and sound insulation, the building application and the presence of a company representative at the building negotiations are included.

The construction of the residential building is subject to the relevant official regulations and building physics requirements in terms of material and design.

The basis for the contract is exclusively the services listed in this construction and equipment description. There is no legal entitlement to services that are not listed in our construction and equipment description! Translation Mistakes are excluded- the german original version is to be used as reference.

We reserve the right to make any changes or a partial omission of designs and equipment due to technical requirements, architecture, urban design or laws and ordinances or official regulations. Changes to the construction and equipment description with regard to the planned equipment features and products are permitted by the project sponsor at any time - without the necessary consent of the apartment owner or purchaser - provided that they serve to improve the quality of living and are reasonable for the purchaser, especially if they are minor and are factually or technically justified.

The warranty period is 3 years for immovable parts and 1 year for moving and mechanical parts from the day of handover of the housing unit and common parts of the property (according to the handover protocol).

The planned representation of the facility in the floor plans is only a facility suggestion and is not considered part of the purchase contract and this construction and equipment description. Additional furnishings, whirlpools, plants, lighting fixtures, roofing, etc. that are drawn in or shown in the plans, symbolic images and renderings and are not listed in the equipment description are to be regarded as placement suggestions and will not be supplied. The 3-dimensional representations are diagrams based on the design. They support the legibility of the planning documents and the spatial relationships. Colors and surfaces are represented symbolically. Individual elements such as windows and the like can change due to further detailed planning.

The usable areas of the individual apartments can be found in the enclosed floor plans (m<sup>2</sup> calculation according to ÖNORM 1800. They are calculated on the basis of the officially approved building plan (shell dimensions). It is pointed out that the dimensions given in the plans are approximate (plan dimensions) which can change due to the creation of the detailed and execution planning or construction tolerances. Dimensional tolerances of 3% are to be tolerated on both sides (according to § 9 WEG 2002).

The developer reserves the right to make changes to the zoning of the building lease property (apartments) for use in business activities that are usually carried out in an apartment (including medical practices, law firms, architects and planning offices, use for short-term rentals).

Minor defects, as they are tolerated according to the Ö-NORMEN (such as slight plaster and floor unevenness, hairline cracks, stress and shrinkage cracks, etc.) are excluded from the warranty and do not represent construction defects that can be complained about.

Silicone joints are maintenance joints that are not covered by the warranty. Silicone is an organic product. The fungicidal effect of the silicone is limited and will be lost over time. Silicone changes shape and colour. It is therefore important that the owner checks the silicone joints again and again and, if necessary, has them renewed himself or by an authorized professional.

A non-uniform appearance (joint spacing, heights, uniform color appearance and pattern, etc.) of wooden floors, other wooden components as well as floor and wall stone coverings are excluded from the guarantee and do not represent a construction defect that can be claimed.

An energy certificate (required by law since January 1st, 2008) is available for this project. The developer reserves the right to make changes due to technical requirements, also with regard to energy efficiency (in compliance with the legal requirements for thermal insulation), the products specified in the energy certificate can change or be exchanged in the course of the construction completion. The energy certificate that is available and valid on the day of handover is solely decisive for the energy efficiency and the key figures given in the energy certificate. The energy performance certificate is valid for ten years from the date of issue. The energy certificate is for information only and it is expressly pointed out that the required values specified in the energy certificate are calculation results that relate to a standardized climate and usage behavior. The actual energy consumption is significantly influenced by user behavior, can deviate significantly from the calculated values and can therefore not be derived from the energy certificate.

The contract object is handed over in a clean condition- swept clean.

## **5.2 Drying out of the construction project after handing over the apartment**

The drying time of the construction project is approx. 2 years. To avoid building moisture damage and consequential damage (also to furnishings), the following measures must be observed during the drying time: Furniture should be at least 10 cm away from the wall. Sufficient rear ventilation must be provided for fitted kitchens and the like.

During the heating period, the room should be aired at regular intervals at least 3 times a day with a draft of approx. 5-10 minutes each time. Outside the heating period, windows must be opened for longer periods.

Do not cover wall corners with curtains or the like. Ventilate the bathroom and kitchen more often because of the high levels of moisture.

Do not wallpaper walls during the drying period and only use breathable mineral paints to paint the walls. Avoid excessive floral displays (eg, hydroponic plantings) and/or ornamental fountains during the dry-out period.

Do not use humidifiers during the drying period. The relative humidity in the rooms should be a maximum of 55% at a room temperature of 21 degrees Celsius (use a thermometer and hygrometer for this).

### 5.3 Special wishes

We enable every home buyer to implement individual structural change requests, which are submitted within a reasonable period of time before the building is implemented. Any services that may be desired by the purchaser, which go beyond the description of the building and equipment, are considered special requests.

These are not part of the contract. Special requests require the express written consent of the developer as part of a separate agreement. Until the handover has taken place, special requests are only to be carried out by the developer, unless otherwise agreed in writing between the contracting parties. In any case, all building regulations, in particular with regard to sound and heat insulation, must be observed when implementing such special requests.

Furthermore, the execution of the construction work must not be impeded in any way. A warranty is given for the execution of these special requests as well as for the material provided, the building materials, equipment, facilities, components and installation and removal parts or liability of the project sponsor are expressly excluded. Of course, this does not apply to special requests that the property developer carries out or has carried out on behalf of the purchaser. The implementation of customer change requests is handled directly with the developer. The execution is carried out by the general contractor or individual contractor commissioned by the property developer. The desired structural changes or equipment changes will be clarified by the developer with the commissioned company after they have been announced by the customer with regard to feasibility.

This expenditure of time (customer care, incorporation of customer requests, rescheduling, etc.) will be charged to the property purchaser according to the business price plus VAT and property developer surcharge of 10% and settled by the property developer.

Any changes to the floor plan require an official change of plans before the use permit is granted. An amount of 1,500 euros including VAT will be charged for the renewed submission. In the case of major changes (the height of the m<sup>2</sup> changes more than or less than 3%), a new utility value report (reparification required) must be drawn up. The costs for the reparification are 1,800 euros including VAT.

### 5.4 Site inspections

Before the object of purchase is handed over, for safety and liability reasons, the buyer may only enter the property with an appointment and with the consent of the developer and only for the purpose of inspection and natural measurements.

## 6 Attachment

Sample equipment Standard version.

# SAMPLES

## Standard equipment



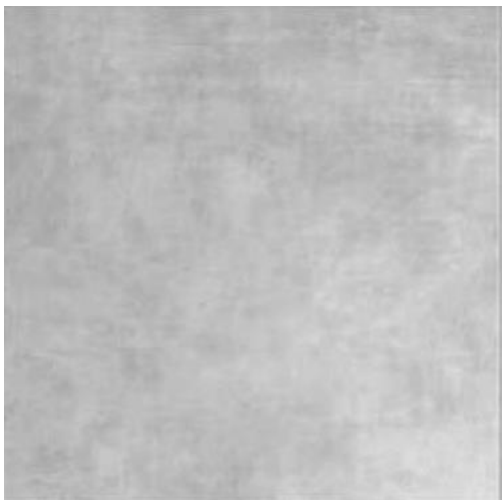
*The representations serve exclusively as a means of expression for the textually specified features and objects in the construction and equipment description in order to give the buying party a visual impression.*

## Boden- und Wandbeläge

3-strip real wood parquet oak, wild (knotty) beveled brushed, thickness 14 mm, top layer 3.6 mm



Wall tile 30x60, matt white



Floor tile 60x60, concrete look grey



**BLACK**

**GREY**

**BEIGE**

**SAND**

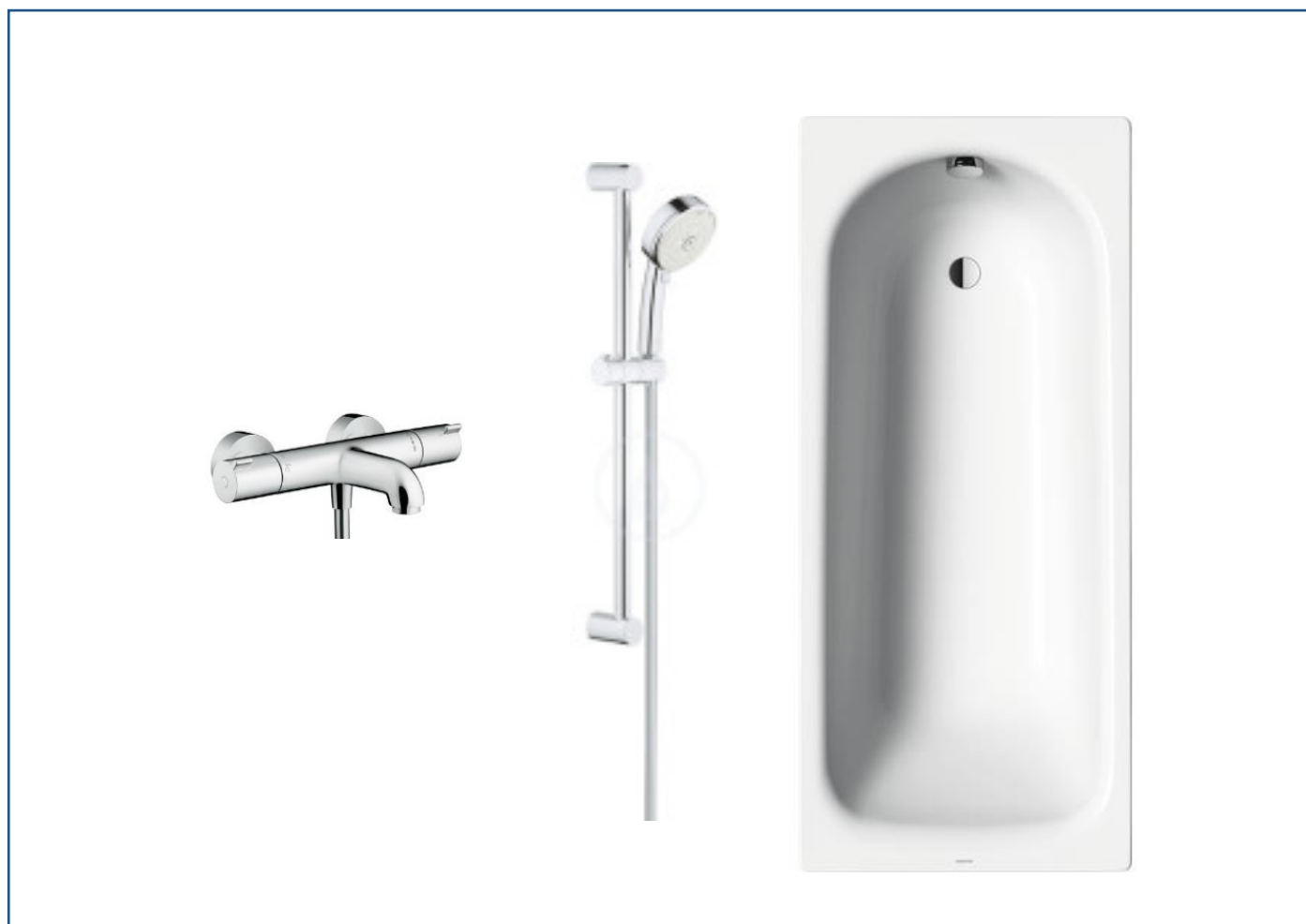
**GREIGE**



## Bathroom ceramics and fittings



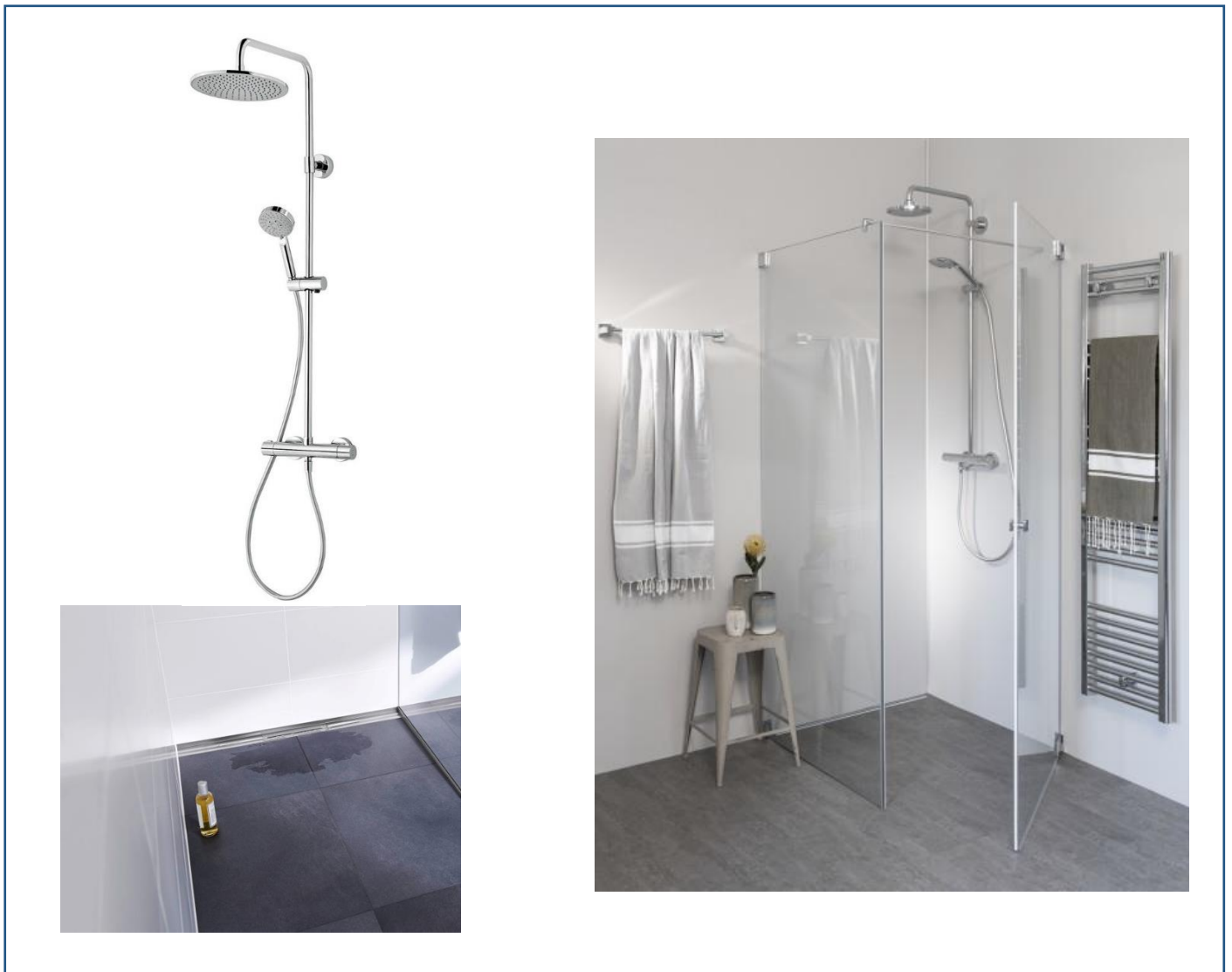
## Bathtub facility



## Toilet facility



## Shower facility



## Inner doors



\*Glas satiniert gegen Aufpreis

## Switches

