



# Living near the Wienerwald

1190 Vienna

- Building 1 – Raffelspergergasse 24A
- Building 2 – Raffelspergergasse 24
- Building 3 – Krottenbachstrasse 227
- Building 4 – Krottenbachstrasse 225

Structural Specifications and Amenities

Stand 18.08.2019



# 1. General Project Description

## 1.1 GENERAL

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The property Raffelspergergasse 24 is located in Vienna's 19th municipal district. The boundary of the two land register districts KG 01509 Obersievering and KG 01510 Pötzleinsdorf runs right through the middle of the property.

Four apartment buildings with a total of 48 apartments will be built on the property:

BUILDING 1 (RAFFELSPERGERGASSE 24A)  
11 apartments

BUILDING 2 (RAFFELSPERGERGASSE 24)  
11 apartments

BUILDING 3 (KROTTENBACHSTRASSE 227)  
13 apartments

BUILDING 4 (KROTTENBACHSTRASSE 225)  
13 apartments

Because of the property's sloping terrain, the apartment complex will have 2 separately accessible underground car parks. The entrance to the garage for Building 1 will be via Raffelspergergasse, and the entrance to the garage of Buildings 2 through 4 will be via Krottenbachstraße. Overall, 57 parking bays for passenger cars will be provided.

Along with the parking bays for passenger cars, the utility rooms and machine control room will be located in the 2nd basement level. The storage rooms allocated to the individual apartments and the baby carriage/ bicycle rooms will be located on the basement (garden level).

The apartments on the garden and ground floor will have their own private gardens, and the property will include a playground for young children as well as a generally accessible grilling area.

## 1.2 ACCESS

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Due to the property's hillside location, each building will have two accesses, and at least one of these will warrant barrier-free access. Access to the individual apartments will be via the staircase or, as the case may be, the lift.

Including the ground floor, each building will have a basement (garden level), a ground floor, a 1st floor and two upper floors (2nd and 3rd floor), and a lift will go from the 2nd basement (car park level) all the way to the 3rd floor.

## 1.3 DISPOSAL FACILITIES

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Wastewater will be discharged directly into the public sewer system. The rainwater from the roofs will be conducted to the public sewer system. In the gardens and the related paved areas (e.g. terraces), surface water will be allowed to seep into the ground.



## 2. Structural Specifications and Amenities

### SYSTEM

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Structural support: solid construction.

### OUTER WALLS

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Basement: reinforced concrete walls in acc. with structural requirements, perimeter insulation in the plinth area; ground floor to 3rd floor: approx. 18 cm reinforced concrete walls in acc. with structural requirements, exterior insulation finishing system, external rendering in acc. with the architects' specifications.

### WALLS SEPARATING THE APARTMENTS

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Bearing walls: 18 cm reinforced concrete walls in acc. with structural requirements, boarding in acc. with standards of building physics: plasterboard, primed. Non-bearing walls: double-layered double stud plasterboard on both sides with a 5th layer inside of the wall, primed.

### PARTITIONING WALLS

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Bearing walls: reinforced concrete walls in accordance with structural requirements, primed. Non-bearing walls: double-layered, primed plasterboard on both sides.

### CEILINGS

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Reinforced concrete as required for structural stability and in accordance with the standards of building physics, primed. Ceilings in the apartments will be approx. 2.50 m high (with the exception of areas with suspended ceilings, apron blankets, etc.)

### FLOOR CONSTRUCTION

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Floor fill, footfall sound insulation, separating layer, screed for underfloor heating, in accordance with building physics requirements.

### ROOF CONSTRUCTION

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Extensive garden flat room implemented as a warm room construction in acc. with structural planning requirements.

### BALCONY

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All balconies will be thermally separated in their construction.  
Railing: steel construction, galvanised and powder-coated (rod railing), colour and design in acc. with architects' specifications.  
Drainage via outside rainwater downpipes, colour in accordance with architects' specifications.

### TERRACES

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The terraces in the 2nd and 3rd floors will be approx. 25 cm above the apartment's floor. As the plan indicates, a single parquet step made of wood will be built on the inside of the door to the terrace.

Railing: steel construction, galvanised and powder-coated (rod railing), colour and design in acc. with architects' specifications. Drainage via outside rainwater downpipes, colour in accordance with architects' specifications.

### CASEMENTS AND TERRACE DOORS

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Plastic aluminium windows with triple insulation glazing in acc. with structural planning requirements.  
Inside colour: white.  
Outside colour: in acc. with the architects' specifications.  
Terrace doors: lift-and-side doors or, as the case may be, turn-and-tilt doors in acc. to the plan;  
inside windowsill: composite wood place in white; outside windowsill: aluminium sill, colour in accordance with the architects' specifications



Windows and/or French windows with direct access to the terrace and/or garden will be fitted with mushroom head locks (break-in safe RC2, if technically feasible) and lockable window handles.

#### SUN PROTECTION

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Branded top-mounted sun protection for windows and terrace doors:  
garden lock:  
Electrically operated mounted roller shutters  
From ground floor to 3rd floor: electrically operated blinds

#### INSIDE DOORS

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Quality branded solid-core door leaf (tubular chipboard inside), rebated, in wood frame sash, colour: white, door opening 80/120 cm, stainless-steel door handle, with bathroom/WC fittings in wet rooms (WC and bathroom).

#### ENTRANCE DOOR TO APARTMENT

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High-end branded security door: security door leaf with multiple lock system and wooden sash, with double rabbet, colour: white; resistance class WK2; door opening 90/210 cm; stainless-steel door handle with name plate and spyhole.

#### VENTILATION

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The bathrooms, WCs and storage rooms with washing machine connection will be fitted with an extractor fan. Ventilation is controlled via a start/stop switch; in addition, the WCs are fitted with a time-delay relay and the bathrooms and storage rooms with a hygrometer switch.

#### COMMON OUTDOOR AREAS

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Netting wire/double rod grid fence will separate the common outdoor areas from the private gardens where necessary. Lawn will be planted in all remaining unsealed areas as well as the replacement plants specified in the official notice of the municipal department for the 19th district.  
Walkways: asphalt with concrete edge strips or angled concrete blocks.

#### COMMON OUTDOOR AREAS

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Children's play area:  
In accordance with the specifications and the Vienna Building Code, a children's play area with related facilities will be provided in the common outdoor areas.

Grilling area:  
A common grilling area with seating will be built in the outdoor area.

General house entrances:  
asphalt flooring with concrete edge strips or angled concrete blocks. Bollards or recessed wall lamps will provide the outdoor lighting along the walkways. The outdoor lights will be controlled via a dimmer.

Common staircase:  
entrance doors to buildings: aluminium portals, vertical stainless-steel handlebar on the outside, colour: powder-coated or anodised in accordance with the architects' specifications.  
Floor covering: porcelain stoneware 30x60 cm.  
Scraper mats at building entrance, outdoor: galvanised gridiron for removal of coarse dirt; building entrance, indoor: mat for removal of fine dirt, colour: grey; doormats in front of each apartment door.  
Railing: in accordance with the Vienna Building Code. Lighting according to the plan: surface-mounted lamp



## FLOOR COVERINGS

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Kitchen-cum-living room, bedroom, rooms, walk-in closet, entrance hall, corridor: triple-layer glued parquetry with plank look, WEITZER WP Quadra 1800 oak rustic, bevelled, brushed, ProActive+ or equivalent, skirting board: KF 40 to match the parquetry.

Bathroom, WC, storage room: high-grade porcelain stoneware, MARAZZI or similar, format 30x60 cm, laid crosswise.

Terrace, balcony:  
Slabs, SEMMELROCK or equivalent, format 30x60 cm, offset by 1/3 on a gravel bed.

## WALL COVERINGS

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Bathroom: parts with wall tiles up to the top edge of the door sash.

WC: parts with wall tiles up to a height of 1.20 metres.

High-grade porcelain stoneware, MARAZZI or similar, format 30x60 cm, laid crosswise. Other wall surfaces will be painted in white using emulsion paint.

## FLUE

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In the 2nd and 3rd floors: room-sealed flue. Each apartment will be equipped with one outlet for an 8-kW oven. Platforms must be provided in the area of the flues to allow for the installation of solid fuel ovens. The dedicated areas can be seen in the plans and will be designed to carry a maximum load of 400kg/sq. m.

## HEATING

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Gas-fired central heater with hot water collector in acc. with the building's technical requirements.

Rooms will be heated by an underfloor heater. Zone control will be ensured using valves in the distributor. The living room, bedroom and

bathrooms will have their own separate room controls each. In addition, electrical towel heater elements will be installed in the bathrooms. White in colour, dimensions depending on space available.

## HOT WATER

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Hot water will be provided by a central hot water collector in the cellar. Each apartment will be metred separately using wireless reading. The apartment proprietors will have to rent the metres.

## AIR-CONDITIONING

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Apartments in the 2nd floor: preparation for air-conditioning using conduits. Separate submission by the respective proprietor of the apartment to Municipal Department 37 (MA37). Installation sleeves above doors or, as the case may be, acc. to plan. Outdoor dedicated areas acc. to plan.

Apartments in 3rd top floor: air-conditioning using branded indoor split units. Air-conditioning in living rooms and bedrooms. Outdoor unit of air-conditioning system will be located on the roof. Installation will be in compliance with the requirements of the Building Code.

## SANITARY FACILITIES

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All parts of the sanitary facilities will be mounted onto supports embedded in the walls. Number and positioning of sanitary fixtures in the individual apartments will be in accordance with the plan. All fixtures in chrome, white sanitary ceramic.

## BATHROOM

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Washstand:  
LAUFEN washstand, „Pro S“ series or equivalent, dimensions as indicated on the installation plan, plus GROHE Essence New S-Size single arm tap or equivalent.



#### Bathtub:

LAUFEN Pro, dimensions: 180x80 cm,  
plus wall-mounted bath tap  
GROHE Grohtherm 1000 Cosmopolitan M  
or equivalent and shower tap  
GROHE Rainshower Icon 100 or equivalent.

#### Shower:

LAUFEN Solutions Marbond shower recep-  
tacle or equivalent. Dimensions in acc. with  
the installation plan, plus wall-mounted  
thermostat Shower tap GROHE Euphoria  
System 210 shower system for wall  
mounting or equivalent.

#### Shower glazing:

Safety glass, walk-in design, dimensions  
depending on floor plan.

#### WC

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##### Wall-hung WC:

Washout-style toilet with in-wall concealed  
cistern by LAUFEN, Pro or equivalent +  
WC lid with soft closure.

##### Flush plate:

GEBERIT Sigma 60 or equivalent.

##### Washbasins:

LAUFEN Pro S or equivalent. Dimensions  
as indicated on the installation plan, plus  
GROHE Essence New S-Size single arm  
tap or equivalent.

#### KITCHEN

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Outlet for basin and a dishwasher (shared  
supply pipe and drain) in acc. with the  
installation plan (without appliances).  
All water supply pipes and drains will  
be mounted on the wall.  
Range hood: air circulation.

#### TERRASSE / BALKON

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1 frost-proof cold-water connection each in  
acc. with the plan.

#### ELECTRICITY

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Switching programme: JUNG LS990 plastic,  
alpine white, or equivalent. Number and  
positioning of electrical appliances in the  
individual apartments will be in accordance  
with the installation plan. The apartments  
will not be equipped with any luminaires.  
The terraces and balconies will be fitted with  
lighting. Number and configuration in acc.  
with the installation plan.

#### SMOKE DETECTOR

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One battery-powered smoke detector each,  
mounted on the ceiling in every dwelling  
room und entrance hall/corridor in com-  
pliance with the Vienna Building Code.

#### TELEPHONE/DATA NETWORK

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One telephone connection/data connection  
(conduit) in the living area of every apartment.

#### TV/ANTENNA:

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A common satellite system will be installed.  
Reception: Astra. One TV connection in the  
living area and one in the bedrooms.

#### INTERCOM SYSTEM

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Branded video intercom system with electrical  
door opener.



#### MAILBOX SYSTEM

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Mailboxes with front-end mail removal; lockable as part of the lock-and-key system.

#### KEY-AND-LOCK SYSTEM

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EVVA 3KS plus or equivalent. Every apartment is given 4 keys with the corresponding authorisation.

#### ALARM SYSTEM

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A hybrid alarm system will be installed in every apartment. One door contact at the entrance door to the apartment, one motion detector plus indoor siren in the entrance area as well as an outdoor blinking light in the staircase. Customised extension of the system optional using radio transmitters.

#### LIFT

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Each building will have its own barrier-free lift for up to 8 persons.

#### CAR PARK

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Parking bays for passenger cars in the basement (minimum width: 2.50 m). Clearance height will be limited to 2.10 m. A handheld transmitter to open the car park door will be available for each parking bay.

A surface-mounted wall socket 230V / 16A per car parking space and motorcycle parking space in the garage.

The outdoor parking spaces will not be equipped with an electrical connection.

Walls, ceilings:

Reinforced unfinished concrete or, as the case may be, insulating panels

Carriageway:

Epoxide resin coating, parking bays will be marked and numbered.

#### BABY CARRIAGES / BICYCLE ROOMS

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Baby carriage and bicycle rooms for the apartments will be located in the basement of each building.

Walls, ceilings:

Reinforced unfinished concrete or, as the case may be, insulating panels

Floor: concrete sealing

#### RUBBISH ROOM

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Common rubbish tips and/or rooms for all occupants are located in the car park entrances Krottenbachstraße and Raffelspergergasse.

#### EINLAGERUNGSRÄUME

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A storage room for each apartment will be provided in the basement of the respective building. The individual units will be separated using open system walls made of galvanised steel bars. Doors with door handle, lockable as part of the lock-and-key system.

Walls, ceilings:

Reinforced unfinished concrete or, as the case may be, insulating panels

Floor: concrete sealing

#### PRIVATE GARDENS

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The gardens will be separated from one another using netting wire and/or double rod fence mat, as required (approx. 1.00 m high). Lawns will be planted. Ground-covering plants will be planted in the inclined garden areas in acc. with garden-design requirements. Replacement plants will be planted in acc. with the official notice issued by the municipal department for the 19th district. The perimeter of the lawn area will be



marked by a gravel strip for drainage that measures approx. 40 cm in width. Material: washed gravel. Gravel strip will be girded by concrete curb stones.

## FENCING

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The street line will be marked by a galvanised and coated rod railing placed on a concrete plinth. Colour in acc. with the architects' specifications.

## GENERAL FACILITIES

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Fire extinguishers to fight fires will be mounted at sites that are easy to access. Signs for all the houses, floors and room names for all the common rooms.

## ENERGY EFFICIENCY

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All buildings will meet the criteria of a low-energy house as defined by the Austrian standard ÖNORM B 8110-1 (November 2011). Based on the building physics of the available plans, the following values have been calculated:

RAFFELSPERGERGASSE 24A - BUILDING 1	Energy requirement for heating	44 kWh/m <sup>2</sup> a
RAFFELSPERGERGASSE 24 - BUILDING 2	Energy requirement for heating	44 kWh/m <sup>2</sup> a
KROTTENBACHSTRASSE 227 - BUILDING 3	Energy requirement for heating	44 kWh/m <sup>2</sup> a
KROTTENBACHSTRASSE 225 - BUILDING 4	Energy requirement for heating	44 kWh/m <sup>2</sup> a

On completion of all the buildings, an energy-performance certificate will be drawn up by a civil engineer and transmitted to the property management for further use.



### 3. General Information

The representations in the sales documents show the current planning state. As construction proceeds, the authorities whose permits and approvals are required, the planners and, as the case may be, the companies executing the project may issue further specifications that may require changes to the present sales documents.

The developer is entitled to require such engineering and design-based changes, departures from the planned execution of the overall complex or, as the case may be, changes to the actual subject matter of the contract, although the envisaged function must be retained. Such changes or, as the case may be, departures from the present plans will not affect the purchase price and shall not entitle the buyer to any claims whatsoever.

In the event of departures from or, as the case may be, contradictions between the Structural Specifications and Amenities and other documents of the purchase agreement, the documents shall prevail in the order of priority indicated in the purchase agreement.

The planners will ensure that the colour and materials used for the visible parts and equipment of the outer design and in the common areas fit into the local townscape design in consultation with the architects (MA19, MA37).

The square meterage and the dimensions given in the plans relate to the current state of the plans and may therefore change marginally in later planning and construction stages. The buildings will be subject to permitted tolerances.

The natural dimensions will be taken for built-in fittings, and spot heights will be verified accordingly.

Any furniture shown in the plans and floor plans of the sales documents are only of a symbolic nature and not included in the purchase price. Building engineering symbols and sanitary facilities are not accurately depicted in the execution plans and merely indicate the position of such.

The buyer understands that special and/or supplementary services can be commissioned separately with the developer; in such an event, the developer will ask the contracted companies for the necessary quotes. Special and/or supplementary services can be taken into account if they are made known in a timely manner during construction and they do not breach the specifications of the authorities, architectural and structural stability requirements, the overall plan of the construction project, and if they do not cause any delay in construction progress or completion of the actual subject matter of the contract or, as the case may be, of the residential complex as a whole and if structural as well as factual implementation is feasible without compromising the residential complex as a whole. Any resulting additional costs will be payable in advance at the time of commissioning.

Until delivery of the apartment, the construction site will be off limits for safety reasons. An appointment for the measurement of actual dimensions on site will be made available in time before completion.

Printing and typographical errors excepted.

**Editor in chief:**

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