

WIEDNER HAUPTSTRASSE 56  
1040 VIENNA

# EIN WIEDNER

STRUCTURAL SPECIFICATIONS AND AMENITIES

# Table of Contents

## 1 | GENERAL PROJECT DESCRIPTION

Energy efficiency	4	Heating   Hot water solar	3
Disposal facilities	3	Power system on the roof	4
Access	3		

## 2 | STRUCTURAL SPECIFICATIONS AND AMENITIES

Lift	7	Baby carriage room	7
Outer Walls	5	Air-conditioning	8
Bathroom	10	Kitchen	10
Balcony	6	Rubbish room	7
Signage	7	Smoke detector	8
Mailbox system	7	Sanitary facilities	11
Roof construction	5	Satellite system	8
Data network	8	Locking system	7
Ceilings	5	Closing system	7
Storage rooms	11	Sun protection	9
Electricity	11	Staircase	6
Ventilation	11	Telephone	8
Bicycle rooms	7	Terraces	6
Casements and terrace doors	9	TV	8
Fire extinguishers	7	Wall coverings	9
Floor construction	5	Hot water	8
Floor coverings	10	Tap for water on the terrace/balcony	11
Car park	7	Entrance door	9
Intercom system	7	Walls separating the apartments	5
Heating	8	WC	10
Inside doors	9	Partitioning walls	5
Children's play area	6		

3   GENERAL INFORMATION	12
-------------------------	----

# 1 | General Project Description

The property is located at Wiedner Hauptstraße 56 in Vienna's 4th municipal district. A building with 39 apartments and shops on the ground floor will be erected on this property.

This description of the amenities applies to apartments nos. 2 to 40.

## ACCESS

Access to the building will be barrier-free. The individual apartments will be accessible via the staircase and the lift. The building will have two basement floors, the ground floor, six further floors and a rooftop floor.

It will have an underground car park (on the two pre-existing basement floors). Entry and exit are via a service lane of Wiedner Hauptstraße and a ramp to the property. The car park will have 25 parking spaces for passenger cars and 3 parking spaces for motorcycles.

3

All 8 floors will be accessible via a central stairwell with a passenger lift.

In addition to the parking spaces for passenger cars, the pre-existing basement floors will accommodate machine control rooms, a bicycle room and storage rooms. The baby carriage room and a second bicycle room will be located on the ground floor.

The property's courtyard will accommodate a playground for toddlers and a roofed bicycle shelter.

## DISPOSAL FACILITIES

Wastewater and rainwater will be drained to the public sewer system.

## HEATING | HOT WATER

Heat will be supplied to the property via district heating.

All floors of the building will have underfloor heating built in.

## SOLAR POWER SYSTEM ON THE ROOF

A solar power system compliant with sec. 118 (3b) of the Vienna Building Code (BO) with a module output of 8.4 kWp will be installed and tied to the grid. This output corresponds to an annual energy supply of approx. 8,851 kWh. Any excess energy will be fed back into the grid. This will result in an annual carbon reduction of 3,750 kg.

## ENERGY EFFICIENCY

Once the building has been completed, an energy-performance certificate will be drawn up by a civil engineer and transmitted to the property management for further use.

Energy efficiency index:

Heat energy demand (HWB) ventilation rate (Ref), site climate (SK) = 24 kWh/m<sup>2</sup>a

Total energy efficiency factor (fGEE), reference climate (RK) = 0.74

# 2 | Structural Specifications and Amenities

## A | CONSTRUCTION

Structural support: solid reinforced concrete construction.

### OUTER WALLS

Basement floor: pre-existing reinforced concrete walls, ground floor to rooftop floor: approx. 18 cm thick reinforced concrete walls in acc. with structural requirements, external thermal insulation cladding system, external rendering and curtain wall facade in the ground floor area in accordance with the architects' specifications.

### ALLS SEPARATING THE APARTMENTS

- LOAD-BEARING: 18 or 20 cm thick reinforced concrete walls in acc. with structural requirements, Boarding in acc. with building physics requirements: plasterboard, primed.

5

### PARTITIONING WALLS

- LOAD-BEARING: reinforced walls in acc. with structural requirements, primed.
- NON-LOAD-BEARING: double-layered stud plasterboard on both sides, primed.

### CEILINGS

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

### FLOOR CONSTRUCTION

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

### ROOF CONSTRUCTION

Reinforced concrete construction designed as a flat or pitched roof. Roof construction in accordance with building physics requirements.

## BALCONY

All balconies will be thermally separated in their construction.

- COURTYARD RAILING:  
steel construction, galvanised and powder-coated, colour and design in acc. with architects' specifications.
- STREET-SIDE RAILING:  
glass or reinforced concrete construction in acc. with architects' specifications.

Embedded courtside drainage; through external street-side rainwater downpipes.

## TERRACES

The terraces on the top floors and the recessed balconies on the 1st floor are approx. 20 cm higher than 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, colour and design in acc. with architects' specifications.
- PANELLING: glass construction in acc. with the architects' specifications.

Drainage either via external rainwater downpipes or inside shafts.

## **B | FACILITIES IN COMMON AREAS**

### STAIRCASE:

- Entrance doors: anodised aluminium portals, colour in accordance with the architects' specifications; stainless steel handle bar on the outside.
- Floor covering: porcelain stoneware 60 x 60 cm.
- Scraper mats: building entrance, outside: galvanised gridiron for removal of coarse dirt; building entrance, inside: mat for removal of fine dirt, colour: grey.
- Mat for removal of fine dirt in front of the apartment doors set into the floor covering.
- Railing: in accordance with the Vienna Building Code.
- Lighting according to the plan: surface-mounted lamp.

### CHILDREN'S PLAY AREA:

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

Car park ventilation will be built as a separate structure.

## BABY CARRIAGE | BICYCLE ROOMS

The baby carriage and bicycle room will be situated on the ground floor.

- WALLS / CEILINGS: reinforced unfinished concrete or insulating panels or suspended ceiling
- FLOOR: porcelain stoneware or covered with screed

## RUBBISH ROOM

A rubbish room for all occupants will be located on the ground floor. The rubbish room will be aired by installing lamellae in the fire door and ventilated via the roof using exhaust air.

## CAR PARK

Passenger car parking spaces on the basement floors (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 wall-mounted 230V/16A socket and a conduit for an electrical power line will lead to each passenger car parking space in the car park. If the power line is to be installed (on special request), the building's total connected load must be taken into account.

- WALLS / CEILINGS: reinforced unfinished concrete or insulating panels
- CARRIAGEWAY: coated, marked and numbered parking spaces.

7

## LIFT

A barrier-free lift for up to 8 persons will be installed.

## INTERCOM SYSTEM

Branded video intercom system with electrical door opener.

## FIRE EXTINGUISHERS | SIGNAGE

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.

## MAILBOX SYSTEM

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

## KEY-AND-LOCK SYSTEM

EVVA 4KS or equivalent. Every apartment will get 4 keys with the corresponding authorisation.

## C | TECHNOLOGY

### HEATING | HOT WATER

Thermal energy will be produced via the district heating substation on the 1st basement floor.

Rooms will be heated by an underfloor heater. Zone control will be ensured using valves in the distributor. Each of the living rooms, bedrooms and bathrooms will have their own separate room control. In addition, electrical towel heater elements will be installed in the bathrooms. White in colour, dimensions depending on the space available.

Each apartment will be metred separately using wireless reading. The apartment proprietors will have to rent the metres.

### AIR-CONDITIONING

- APARTMENTS ON THE ROOFTOP FLOOR:

Air-conditioning will be ensured by an outdoor split unit located on the terrace. Placement of indoor devices in accordance with the apartment's floor plan.

### TELEPHONE | DATA NETWORK

One telephone connection/data connection (conduit) in the living area and bedroom.

### TV | ANTENNA

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

### SMOKE DETECTORS

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



## D | APARTMENT AMENITIES

### SUN PROTECTION

Branded built-in sun protection on outside of windows, doors to balcony and terrace.  
1st floor to rooftop floor: electrically operated blinds.

Roof windows will have textile sun screens on the inside – operated manually.

### ENTRANCE DOOR TO APARTMENT

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.

### INSIDE DOORS

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. Any door between entrance hall and kitchen-cum-living room will be designed as a glass door.

### CASEMENTS AND TERRACE DOORS

Plastic aluminium windows with triple insulation glazing in acc. with building physics requirements.

- INSIDE COLOUR: white, Outside colour: in acc. with the architects' specifications.
- TERRACE DOORS: lift-and-side doors or turn-and-tilt doors in acc. with the plan
- INSIDE WINDOW SILL: composite wood board in white.
- OUTSIDE WINDOW SILL: aluminium sill, colour in accordance with architects' specifications.

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

On the rooftop floor, several roof windows in acc. with building physics requirements.

- INSIDE COLOUR: white
- OUTSIDE COLOUR: in acc. with the architects' specifications.

### WALL COVERINGS

- BATHROOM: floor-to-ceiling tiling on walls.
- WC: wall tiles up to a height of 1.20 metres.

High-grade porcelain stoneware, Marazzi or similar, format 60 x 60 cm, laid crosswise.

Other wall surfaces will be painted with white emulsion paint.

## FLOOR COVERINGS

- KITCHEN-CUM-LIVING ROOM, BEDROOM, ROOM, WALK-IN-CLOSET, ENTRANCE HALL, CORRIDOR:  
3-layered parquet flooring or equivalent.  
Skirting board: KF 40 to match the parquetry.
- BATHROOM, WC, STORAGE ROOM:  
High-grade porcelain stoneware, Marazzi or similar, format 60 x 60 cm, laid crosswise.
- TERRACE, BALCONY:  
Slabs, Weissenböck or equivalent, format 30 x 60 cm, offset by 1/3 on gravel bed or support pads.

## KÜCHE

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.

## BATHROOM

- WASHSTAND:  
Kartell by Laufen or equivalent, integrable. Dimensions in acc. with the installation plan, along with Kartell by Laufen single-lever basin mixer or equivalent.
- BATHTUB:  
Laufen Pro dimensions 180 x 80 cm, along with wall-mounted bath tap by Laufen.  
Wall-mounted bath tap along with Laufen Twingliss shower rail and Laufen shower head or equivalent.
- SHOWER:  
Laufen Solutions Marbond shower receptacle or equivalent. Dimensions in acc. with the installation plan, along with Laufen Twinplus wall-mounted shower station with shower rail and MyTwin 120 shower head or equivalent.
- SHOWER CUBICLES:  
Shower cubicles with safety glazing in acc. with plan, dimensions depend on floorplan situation.

## WC

- WALL-HUNG WC:  
Rim-free washout-style toilet with in-wall concealed cistern, Kartell by Laufen or equivalent + WC with soft-closure lid.
- FLUSH PLATE:  
Geberit Sigma 60 or equivalent.
- WASHBASINS:  
Laufen by Kartell or equivalent, integrable. Dimensions in accordance with the installation plan, along with Kartell by Laufen single-lever basin mixer or equivalent.

## SANITARY INSTALLATIONS

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.

## ELECTRICITY

Switching programme: Gira E2, alpine white matte 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.

## VENTILATION

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

## TERRACE | BALCONY (TAP FOR WATER)

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

## STORAGE ROOMS

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.

Where available, the storage rooms are included in the purchase price of each individual apartment.

- WALLS / CEILINGS: reinforced unfinished concrete or insulating panels
- FLOORS: sealed composite screed

# 3 | General Information

The representations in the sales documents reflect the current state of planning. As construction proceeds, the authorities whose permits and approvals are required, the planners and/or 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 will not entitle the buyer to any claims whatsoever.

In the event of departures from or contradictions between the Structural Specifications and Amenities and other documents of the purchase agreement, the documents will 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 metreage 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.

12

Building engineering symbols and sanitary facilities are not accurately depicted in the execution plans and merely indicate the position of such. Any fixtures and movables shown in the plans, including furniture, kitchen, etc. are only for illustrative purposes. The purchaser will have no entitlement to the fixtures and movables shown; the apartment will be delivered without any fixtures and movables..

Any visualisations provided on websites, in brochures or in models are only for illustrative purposes and do not give rise to any legal entitlement to specific properties.

The buyer understands that special and 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 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.



Last updated on 3 March 2022

Printing and typographical errors excepted.

Editor in chief:

Swietelsky AG

Tuchlauben 11/15, 1010 Vienna, T +43 1 58021-1717  
wien.immo@swietelsky.at, [www.swietelsky.immo](http://www.swietelsky.immo)

A project of Swietelsky Developments