

construction and
equipment
description

Zwei bis Neun

Stock - Living

House C = Gatterederstraße 4

Wohnen zwischen Rosenhügel und Liesingbach

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As of September 2025

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1. General project description

The property "Zwei bis Neun" is located in 1230 Vienna, Gatterederstraße 2+4 or Endemanngasse 9. A residential complex with a total of 130 apartments, 9 office or commercial spaces and a shared underground car park will be built on the property.

of that

New building: 120 residential units and 2 commercial spaces

Inventory: 10 residential units and 7 office or commercial spaces

DEVELOPMENT

Access to the buildings is barrier-free. Internal access is via the staircase or the elevator. The four new buildings have a ground floor and five floors above, one (Endemanngasse 9/Stiege 1) or two attics.

The existing building (Gatterederstraße 4) has a ground floor and two floors above, one of which is an attic.

The four new residential buildings (Gatterederstrasse 2 and Endemanngasse 9) have a shared underground car park. Entry and exit are via Gatterederstrasse. 78 car parking spaces and 8 motorcycle parking spaces will be built in the underground car park.

The upper floors are each accessed via a central staircase with a passenger elevator.

In addition to the car parking spaces, the basement contains the technical rooms and the storage rooms. The garbage room, two bicycle storage rooms and other storage rooms are located on the ground floor of the property.

There is a toddler playground as well as a children's and youth playground in the south-western area of the property.

DISPOSAL

The wastewater and rainwater are drained into the public sewage system.

PHOTOVOLTAIC SYSTEM ON THE ROOF

Two grid-connected photovoltaic systems with a module outputs of approx. 40 kWp will be installed on the roofs of the four new buildings.

The first PV system will be installed by BE Solution GmbH on the roof of the building at Gatterederstraße 2 / Staircase 1. This system will provide additional power to the heat pumps in the energy center and will remain the property of BE Solution GmbH for the duration of the contracting agreement with BE Solution GmbH.

The second PV system will be installed by Swietelsky on the roofs of the remaining three new buildings. The electricity generated will be used to supply the common areas.

Excess energy is fed back into the grid.

ENERGY EFFICIENCY

Energy certificate from Burian & Kram Bauphysik GmbH

Heating demand and overall energy efficiency factor according to energy certificate office Burian & Kram Bauphysik GmbH

Existing residential building (Gatterederstraße 4):

HWB Ref,SK= 48.3 kWh/m²a | fGEE,RK= 0.76

2. construction and equipment description

A. construction

Load-bearing structure: reinforced concrete or masonry according to existing or static requirements

EXTERIOR WALLS

Ground floor and upper floor: Existing wall (reinforced concrete or masonry) with internal insulation

Attic: wooden construction with intermediate insulation, ventilated facade construction with sheet metal facade made of aluminum.

APARTMENT PARTITION WALLS

CARRYING:

Reinforced concrete walls according to static requirements, facing according to building physics: plasterboard, filled.

NON-BEARING:

Apartment partition wall made of plasterboard stud wall, filled.

PARTITION WALLS

CARRYING:

Reinforced concrete walls according to static requirements, filled.

NON-BEARING:

plasterboard stud walls with double planking on both sides, filled.

COVER

Reinforced concrete ceilings according to static and building physics requirements, filled.

In the existing building, clear room heights of around 3.0 m are implemented (excluding areas with suspended ceilings, ceiling aprons, etc.). The room heights are explicitly shown in the sales plans.

FLOOR CONSTRUCTION

Fill, impact sound insulation, separating layer, heated screed, according to building physics requirements.

ROOF CONSTRUCTION

Reinforced concrete construction as a flat roof or wooden construction as a pitched roof. Roof construction according to building physics requirements.

TERRACES

The terraces in the attic are about 20cm above the apartment level. According to the plan, a step will be installed inside the door.

RAILING:

Glass or steel railings, color and design according to architectural specifications.

Water accumulating on the terraces is collected and drained away.

B. Equipment common areas

STAIRCASE

FRONT DOORS:

Powder-coated aluminum portals, color as per architectural specification; stainless steel handle bar outside

FLOOR COVERING:

screed coated

FOOT SCRAPER:

House access outside: coarse scraper and grating galvanized

House entrance inside: fine scraper, color according to architecture

RAILING:

according to the Vienna Building Code

LIGHTING:

surface-mounted light

CHILDREN'S PLAY AREA

In accordance with the requirements of the Vienna Building Code, a toddler playground as well as a children's and youth playground with associated equipment will be created in the outdoor areas.

STROLLER | BICYCLE PARKING SPACES

There are stroller and bicycle parking facilities on the ground floor of the new buildings.

WALLS / CEILINGS:

Reinforced concrete raw or insulation panels or suspended ceiling

FLOOR:

concrete coated

GARBAGE ROOM

A waste collection room for all residents is located on the ground floor.

The garbage room is ventilated either naturally or mechanically according to technical specifications.

Another garbage collection point will be set up outside the property in the immediate vicinity of the garage entrance.

GARAGE

Car parking spaces (minimum width 2.50 m) and motorcycle parking spaces in the basement.

The clearance height is limited to 2.10 m.

Each parking space has a hand-held transmitter to open the garage door.

10 car parking spaces will each be equipped with an electric charging station. For all other car parking spaces, empty piping with a lead-in will be installed in the respective electric meter rooms for retrofitting an electric charging station.

It is possible to retrofit electric charging stations at a later date, but the maximum house connection capacity must not be exceeded.

E-car charging station: The additional electrical power to be provided by the energy supplier for the operation of e-car charging stations is not part of the contract; only the power required to operate the residential units is provided. If the buyer wants to install a fast charging station for e-vehicles in the underground car park, it must be clarified with the energy supplier whether the additional connection power to be provided is available and this must be agreed separately.

WALLS / CEILINGS:

Reinforced concrete or insulation panels

ROADWAY:

coated, parking spaces marked and numbered

ELEVATOR SYSTEM

A barrier-free passenger elevator for 8 people will be built.

INTERCOM

video intercom

FIRE EXTINGUISHER | LABELING

Fire extinguishers are installed in easily accessible locations for fighting fires as specified by the authorities.
Labeling of the building, floors and room names of common rooms.

MAILBOX SYSTEM

House mailbox system can be locked in the locking system.

PACKAGE ROOM

A parcel room will be built on the ground floor of the building at Endemanngasse 9, Staircase 2. The necessary technical framework will be created.

There are no lockers provided.

The decision as to whether the room should be equipped with a locker system is the responsibility of the owners' association in consultation with the property management (additional share of operating costs).

LOCKING SYSTEM | LOCKING SYSTEM

EVVA 4KS or equivalent. Each apartment or business space receives 5 keys with the corresponding assigned locking authorizations.

C. Technology

HEATING | HOT WATER

Heating and hot water production are provided by an energy center combined with an air heat exchanger and a PV system on the roof of the new building at Gatterederstraße 2 / Staircase 1. These system components are being constructed by BE Solution GmbH and will remain the property of BE Solution GmbH for the duration of the contracting agreement concluded with BE Solution GmbH (see "Information Sheet").

The energy center is supplied via geothermal probes manufactured by Swietelsky and owned by the homeowners' association (WEG).

All floors of the houses are provided with underfloor heating, zone control using valves in the distributor and individual room control in the common rooms.

In summer, cooled water is pumped through the underfloor heating system, allowing the common rooms to be heated (change-over circuit).

Meters for heating, hot and cold water are located in the apartments.

TELEPHONE | DATA NETWORK

A supply line is installed from the transfer station to each apartment. Empty boxes with a lead-in cable are installed in each living room.

CABLE TV | SATELLITE TV

A communal satellite system will be installed on the roof of each house. Reception options: Astra and Hotbird.

A fiber optic supply line (cable TV) is established from the transfer station to the respective apartment.

A satellite and a cable TV socket will be installed in the living room of each apartment, ready for use.

SMOKE DETECTORS

According to the Vienna Building Code, there must be one battery-operated, non-networked smoke alarm on the ceiling of each common room and anteroom/corridor of each apartment.

ELECTRICAL EQUIPMENT

In the residential floors as flush-mounted installation in plastic pipes, in the basement and underground car park on the surface. Switch range for flush-mounted version uniformly from one manufacturer - color: white

The escape route lighting, common areas, corridors, stairwells, etc. are equipped with LED lights.

The underground car park and basement rooms will be equipped with FR trough lights in LED design and switched via motion detectors or switches

Wall lights switched by motion detectors are installed at the house entrances.

The basic lighting of the outdoor areas is carried out according to technical requirements

D. Apartment equipment

SUN PROTECTION

All windows and French doors in the living areas will be fitted with sun protection blinds, which will be operated via radio control/remote control.

The sun protection is designed according to uniform specifications or official requirements (colour concept).

Attic: Venetian blinds

Ground floor and upper floor: internal textile sun protection, manually operated

APARTMENT ENTRANCE DOOR

Apartment entrance doors RC III, apartment side white, staircase side color as per architecture, burglar-resistant with cylinder lock and door viewer; with door stop and all-round seal; fire protection as per official specifications.

INTERIOR DOORS

Interior doors with steel frames: Block frame with shadow groove, door leaf with smooth, white surface, two-part silver-colored stainless steel fittings, warded lock and mortise hinges.

WINDOWS AND PATIO DOORS

Depending on the circumstances, different types of windows are installed in the existing building:

Wooden windows, with triple insulating glazing according to building physics

or

Plastic windows with external aluminum shell, with triple insulating glazing according to building physics

INTERIOR COLOR:

white

COLOR OUTSIDE:

according to architectural specifications

PATIO DOORS:

Tilt and turn doors or sliding doors as per plan

INTERIOR WINDOW SILL:

White cast marble, tiled in sanitary facilities without window sill

EXTERIOR WINDOW SILL:

Aluminum sill, color according to architectural specifications

WALL COVERINGS

BATH:

Wall tiling Partial tiling, floor to ceiling

WC:

Wall tiling partial tiling, height 120cm

Porcelain stoneware, format 60 x 60 cm, laid in a cross pattern.

Other wall surfaces are painted in white with emulsion paint.

FLOOR COVERINGS

COMMON AREAS, BASEMENTS, ADDITIONAL ROOMS

Concrete sealed, staircase: porcelain stoneware

COOKING – DINING – LIVING, ROOM, DRESSING ROOM, FLOOR, CORRIDOR, AR:
Prefinished parquet short plank oak, skirting board oak

BATHROOM, TOILET, STORAGE ROOM:

Porcelain stoneware, format 60 x 60 cm, laid in a cross pattern.

Basement in the storage room cut from tiles.

TERRACE, BALCONY:

Concrete slabs laid in a bed of gravel.

KITCHEN

Connection option for a sink and a dishwasher (common supply and drainage lines) as per plan (without appliances). All water supply and drainage lines are surface-mounted.

All kitchen furniture and appliances are not included in the purchase price.

Only extractor hood with recirculation function possible!

BATHROOM

WASHBASIN:

Kartell by Laufen or equivalent, can be installed under the counter. Dimensions as per plan, including Grohe Essence single-lever basin mixer or equivalent.

BATHTUB IF SHOWN IN PLAN:

Acrylic bathtub, white, 180 x 80 cm, make: Laufen with tub body.

Thermostatic bath mixer for wall mounting, make: Grohe Grohtherm 800 Cosmopolitan including hand shower, shower hose and shower rail or equivalent.

SHOWER IF SHOWN IN PLAN:

Shower tray, make: Laufen Marbond or equivalent, white, dimensions as per plan.

Shower system, brand: Grohe Tempesta 250 shower system or equivalent.

Shower partitions: Walk-in shower partition.

WC

WALL-HUNG WC

Support frame and flush-mounted box in modular design

Wall-mounted toilet: white washdown, brand: Kartell by Laufen or equivalent.

Toilet seat with lid: white plastic, with automatic lowering, make: Kartell by Laufen or equivalent.

ACTUATOR PLATE:

Actuator plate with dual flush button, make: Geberit or equivalent.

HAND WASH BASIN – IF PLANNED

Manufactured by Kartell by Laufen 45x35 cm white or equivalent; including Grohe Essence single-lever washbasin mixer or equivalent.

SANITARY INSTALLATIONS

Number and location of sanitary items in each apartment according to plan.

Fittings in chrome – sanitary ceramics white.

ELECTRICAL EQUIPMENT

Switch program flush-mounted version uniformly from one manufacturer – color: white

Media distribution: One media distributor per apartment with the option of connecting to the transfer station to give you a free choice. The order must be placed with the respective network operator by the future owner.

The apartments will be equipped without lighting fixtures.

Number of electrical equipment in each apartment as listed below:

access to the apartment from the outside

1 button with bell symbol

anteroom	1 video intercom including doorbell
required	1-4 ceiling outlets switched via changeover/cross/push button switch as required
	1 single Schuko socket
	1 power series distributor with line and residual current circuit breakers (if not in the AR or WC)
	1 media distributor for cabling/distribution of satellite TV/telephone/internet (if not in the AR or WC)
	1 underfloor heating distributor (if not in the AR or WC)
Space	1-2 ceiling outlets switched via changeover/cross switch as required
	3 single Schuko sockets
	1 double socket for media connections
	2 multimedia empty boxes with piping and pre-tension (from media distributor)
	1 room thermostat
Room	1 ceiling outlet switched via off/changeover/cross switch as required
	3 single Schuko sockets
	1 double socket for media connections
	2 multimedia empty boxes with piping and pre-tension (from media distributor)
	1 room thermostat
bedroom	1-2 ceiling outlets switched via changeover/cross switch as required
	3 single Schuko sockets
	1 double socket for media connections
	2 multimedia empty boxes with piping and pre-tension (from media distributor)
	1 room thermostat
Living room	2-3 ceiling outlets switched separately via off/changeover/cross switch as required
	2 single Schuko sockets
	1 double Schuko socket
	1 double socket for media connections
	1 SAT connection box (wired and ready for use)
	1 CATV connection box (wired and ready for use)
	2 multimedia empty boxes with piping and pre-tension (from media distributor)
	1 room thermostat
bathroom	1 ceiling outlet switched via series switch
	1 wall outlet per washbasin switched via series switch
	1 FR double Schuko socket per washbasin or 2 FR single Schuko sockets to the left and right of the washbasin (if not in the protected area)
	1 FR Schuko socket for washing machine (if not provided for in the AR)
	1 FR Schuko socket for dryer (if not provided in the AR)
	1 socket/direct connection for electric cartridge bathroom radiator
	1 fan, switched with ceiling light, run-on relay and hygrostat
	1 room thermostat
WC	1 ceiling outlet switched via switch with control light
	1 fan, switched via ceiling light and follow-up relay
	1 empty pipework including empty socket for electric toilet flush
	1 power series distributor with line and residual current circuit breakers (if not in AR or VR)
	1 media distributor for cabling/distribution of satellite TV/telephone/internet (if not in AR or VR)
	1 underfloor heating distributor (if not in AR or VR)
storage room	1 ceiling outlet switched via switch with control light
	1 Schuko socket
	1 fan, switched via its own switch with control light, run-on relay and hygrostat (only if WM and WT in the storage room)
	1 FR Schuko socket for washing machine (if not provided in the bathroom)
	1 FR Schuko socket for dryer (if not provided in the bathroom)
	1 power series distributor with line and residual current circuit breakers (if not in VR or WC)
	1 media distributor for cabling/distribution of satellite TV/telephone/internet

	(if not in VR or WC) 1 underfloor heating distributor (if not in the VR or WC)
Kitchen	1 ceiling outlet switched via on/off switch as required 1 wall outlet directly switched 1 connection box for electric stove 2-3 double Schuko sockets work surface 1 Schuko socket for dishwasher 1 Schuko socket for steamer 1 Schuko socket for refrigerator/freezer 1 Schuko socket for extractor hood
balcony, terrace	1-2 wall outlets including outdoor light switched via a common Off/changeover/push button switch with control light/signal contact in the adjacent rooms (2-3 light outlets or 3 pieces from approx. 20m ² or if on a corner in penthouse apartments) 1-2 damp-proof Schuko sockets per direction N/E/S/W under Outdoor light (2-3 Schuko sockets or 3 pieces from approx. 20m ² or if over corner in penthouse apartments) Ground floor apartments with a garden over 50m ² receive an additional 1 pc. Light outlet with light and additionally 1 FR Schuko socket Schuko sockets in the garden tops are switched

AIR CONDITIONING ATTIC APARTMENTS

The top floor apartments will be equipped with multi-split air conditioning systems. The outdoor units will be located on the terraces of the respective apartments. One indoor unit will be installed in each common room. The air conditioning units are controlled via remote controls.

TERRACE / BALCONY (WATER CONNECTION)

At least one frost-proof cold water connection on the facade of each residential unit as per plan.

STORAGE ROOMS

The compartments are separated by open system walls made of galvanized steel profiles. Doors can be locked with a door handle in the locking system.

per storage room	1 ceiling light with switch
	1 FR Schuko socket

WALLS / CEILINGS

Reinforced concrete or insulation panels

FLOOR

screed sealed

3. General information

The representations in the sales documents refer to the current planning status. During construction, changes to the sales documents may occur due to requirements imposed by approval authorities, planners or the executing companies.

Such technical and design changes, deviations in the execution of the entire system or the actual subject matter of the contract can be made by the developer, whereby the intended function is retained. Such changes or deviations have no influence on the purchase price and do not entitle the buyer to any other claims whatsoever.

Should there be any discrepancies or contradictions with the construction and equipment description and the other documents in the purchase contract, the documents shall apply in the order specified in the purchase contract.

The external design with regard to colours and materials of all externally visible components and fittings, as well as the common areas, is carried out in coordination between the architect and the authorities.

The m² information and plan dimensions are shell dimensions, refer to the current planning status, and can therefore vary slightly in the further planning and construction phases. The building is subject to permitted tolerances. For built-in components, the actual dimensions must be taken and elevations checked accordingly.

Building technology symbols and sanitary items are not shown in the execution plans to their exact dimensions and only define the location. The furnishings shown in the plans, such as furniture, kitchen, etc. are only examples. The purchaser has no right to the furnishings shown; the apartment is handed over without furnishings.

Any visualizations made on websites, brochures or through models are only examples and therefore do not constitute a legal claim to certain properties.

The buyer acknowledges that special or additional services can only be ordered separately by the buyer through the property developer, who will obtain offers from the commissioned executing companies. Special or additional services can be taken into account if they are announced in good time in accordance with the construction process and they do not contradict the official requirements, architectural and static concerns or the concept of the construction project, do not cause any delay in the construction progress or the completion of the actual contract object or the entire facility and the implementation is structurally and is possible without affecting the overall system. The resulting additional costs must be paid in advance when the order is placed.

For safety reasons, access to the construction site is prohibited until the apartment has been handed over. An appointment for field measurements can be arranged in good time before completion.

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