

RUSTENFELD APARTMENTS

Adress:

Rustenfeldgasse 16
1100 Vienna
Austria



Rustenfeld Apartments

Address:
Rustenfeldgasse 16

KEY FACTS

Living area:	1846 m ²
Units:	21
Underground parking garage:	23

PROJECT PHASES

Acquisition:	Q1/2017
Exit:	Q2/2018

ARCHITECTUR

Holzbauer & Partner ZT GmbH

SHORT DESCRIPTION

LIVING

Located literally on the outskirts of Vienna, the Rustenfeld Apartments stand out for their architectural elegance in a prime, quiet, green location with optimal transport links to and from the city center.

Sustainability and a high quality of life are at the heart of this project and were the top priority during the planning phase. The understated facades and generous layouts of the apartments, ranging from 50 m² to 150 m², offer future owners plenty of room to design their own four walls. Maximum functionality also means a high degree of flexibility for the residents.

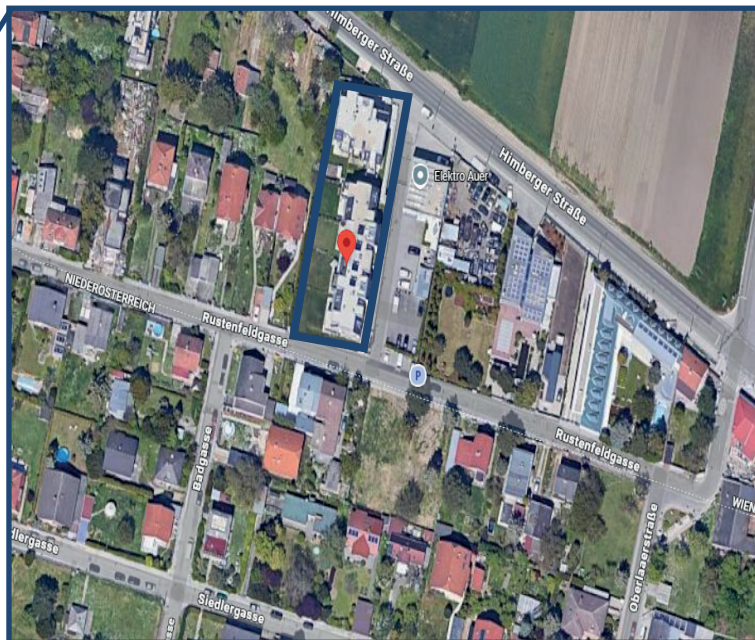
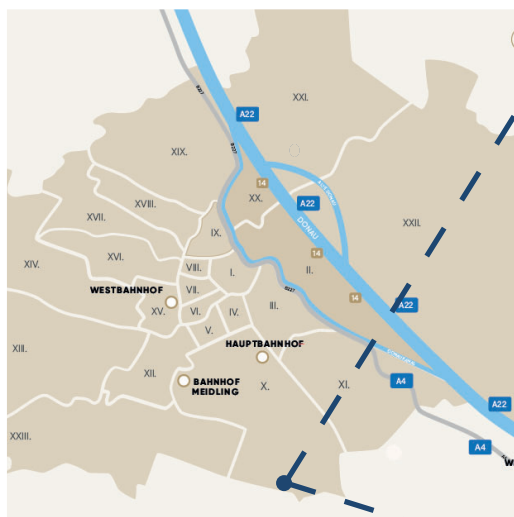
On the edge of Vienna yet perfectly connected: buses, the S-Bahn (commuter rail), and the U-Bahn (subway) can be reached in just a few minutes. All shops and services for daily life are in the immediate vicinity. The Therme Wien spa and the surrounding local recreation

area with numerous swimming lakes complete the infrastructure on offer.

In addition to the perfect local supply infrastructure – including numerous supermarkets, pharmacies, doctors, schools, and kindergartens – the greatest advantage is the immediate proximity to the nature of Lower Austria: the Leopoldsdorf recreation area is just a few minutes' walk away, serving as a popular starting point for numerous cycling and hiking trails



Location



Features

- Real wood flooring
 - Fine porcelain tiles
 - Premium wall paint
 - Elegant, minimalist bathroom fittings
- HWB: 34kWh/m²a
- Underfloor heating
 - Generous outdoor spaces (gardens, terraces or balconies)

Infrastructure

- Two bus stations directly in front of the building
- 20 minutes to the city center of Vienna
- 15 minutes to Vienna Main Station
- 5 minutes to the S-Bahn
- U1 subway station Oberlaa



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