

BESCHREIBUNG

MEHRFAMILIENWOHNHAUS

1220 WIEN; JULIUS PAYERGASSE 18-20



ING. CHRISTIAN BANOVIĆ
BAUMEISTER
IMMOBILIENREUHÄNDER

0664/ 301 96 22

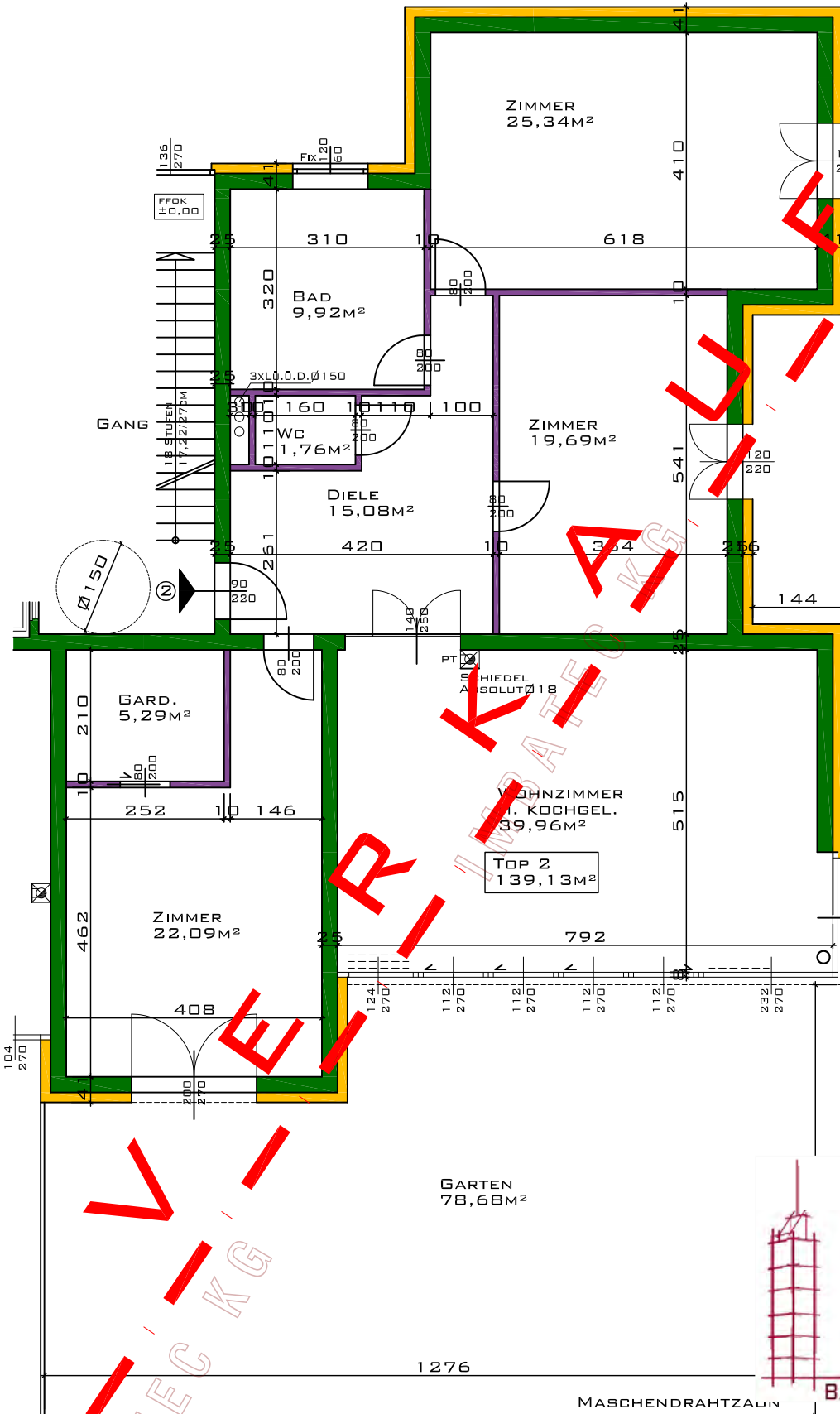
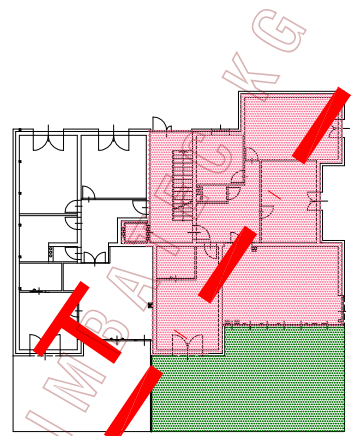
VEREINGASSE 37
A - 1020 WIEN

IMBATEC
BAU UND IMMOBILIENREUHAND

WIEN IM APRIL 2013

ERDGESCHOSS

1 220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

- STAHLBETON
- BETONSTEINMAUERWERK
- GKB - STÄNDERWAND
- VOLLWÄRMESCHUTZ

TOP 2
140,04M²
GARTEN
CA. 79M²

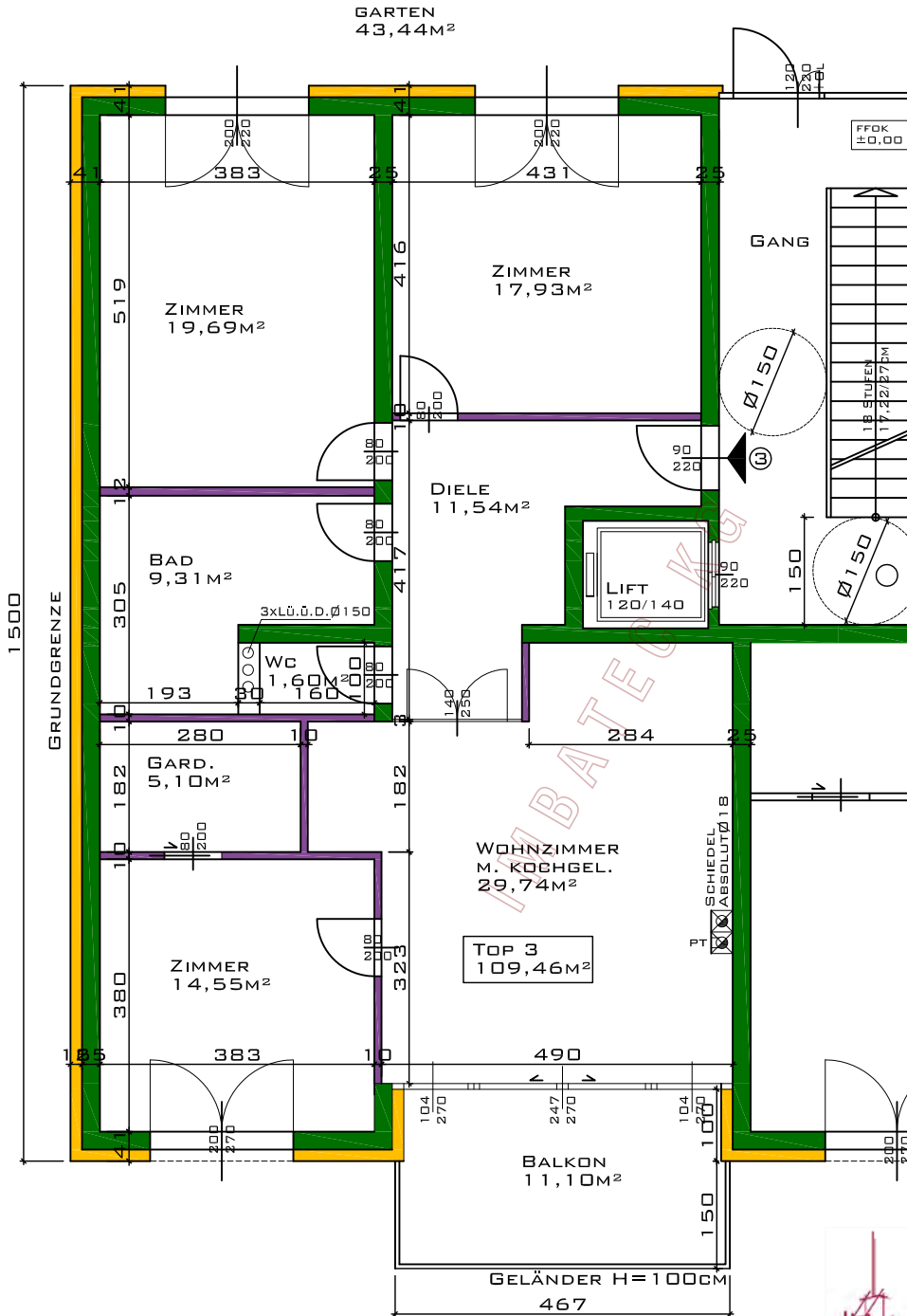
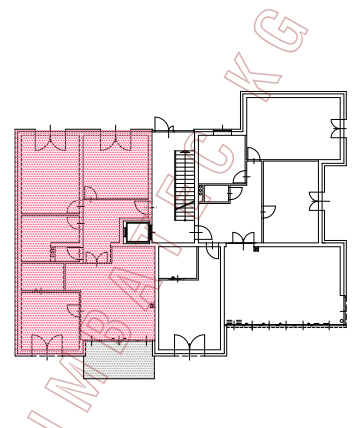
VERKAUFT

ING. CHRISTIAN BANOVITS
 BAUMEISTER
 IMMOBILIENTREUHÄNDER
 0664/ 301 96 22
 VEREINSGASSE 37
 A - 1020 WIEN

IMBATEC
 BAU UND IMMOBILIENTREUHAND
 WIEN IM SEP 2012

1. OBERGESCHOSS

1 220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

- STAHLBETON
- BETONSTEINMAUERWERK
- GKB - STÄNDERWAND
- VOLLWÄRMESCHUTZ

TOP 3
109,46M²
BALKON
CA. 11M²

KAUFPREIS
€ 814.000

ING. CHRISTIAN BANOVITS
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0664/ 301 96 22

VEREINSGASSE 37
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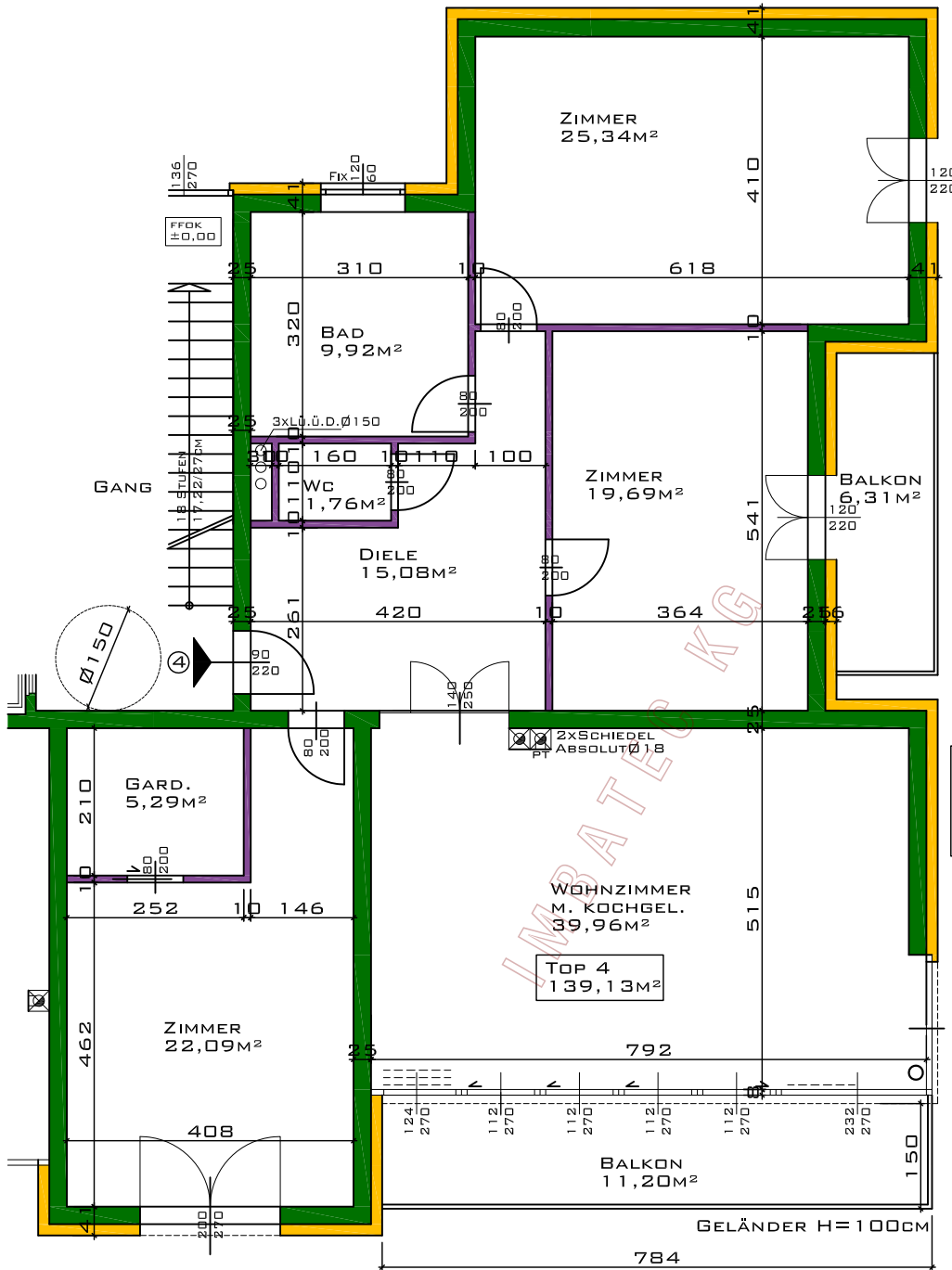
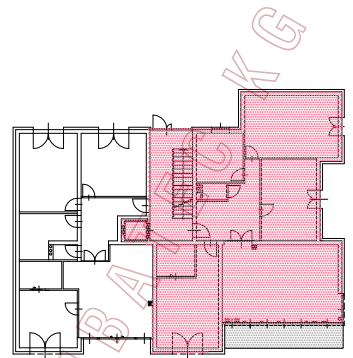
IMBATEC
 BAU UND IMMOBILIENTREUHAND

WIEN IM SEP 2012

IMBATEC KG

1. OBERGESCHOSS

1 220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

	STAHLBETON
	BETONSTEINMAUERWERK
	GKB - STÄNDERWAND
	VOLLWÄRMESCHUTZ

TOP 4
139,13M²
BALKON
CA. 17,5M²

KAUFPREIS
€ 1.024.000

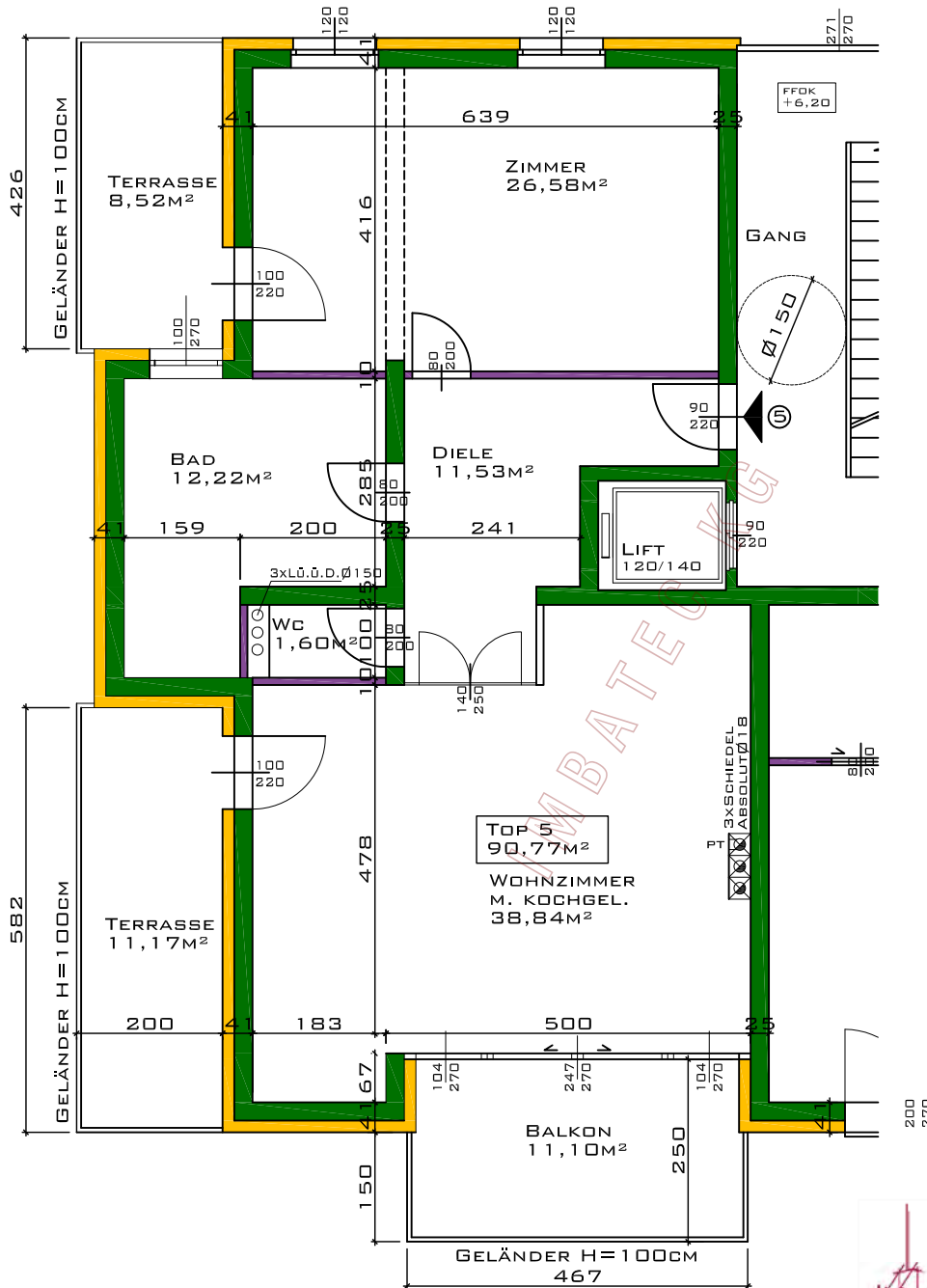
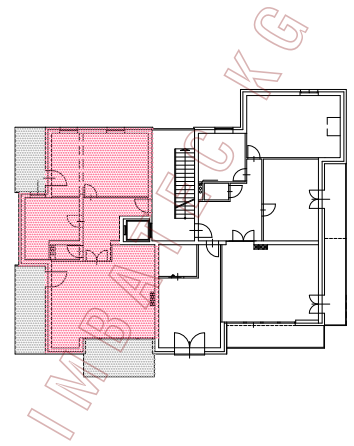
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IMBATEC
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WIEN IM SEP 2012

1. DACHGESCHOSS

1 220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

■	STAHLBETON
■	BETONSTEINMAUERWERK
■	GKB - STÄNDERWAND
■	VOLLWÄRMESCHUTZ

TOP 5
90,77M²
BALKON
CA. 11M²
TERRASSEN
CA. 20M²

KAUFPREIS
€ 710.000

ING. CHRISTIAN BANOVITS
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 BAU UND IMMOBILIENTREUHAND

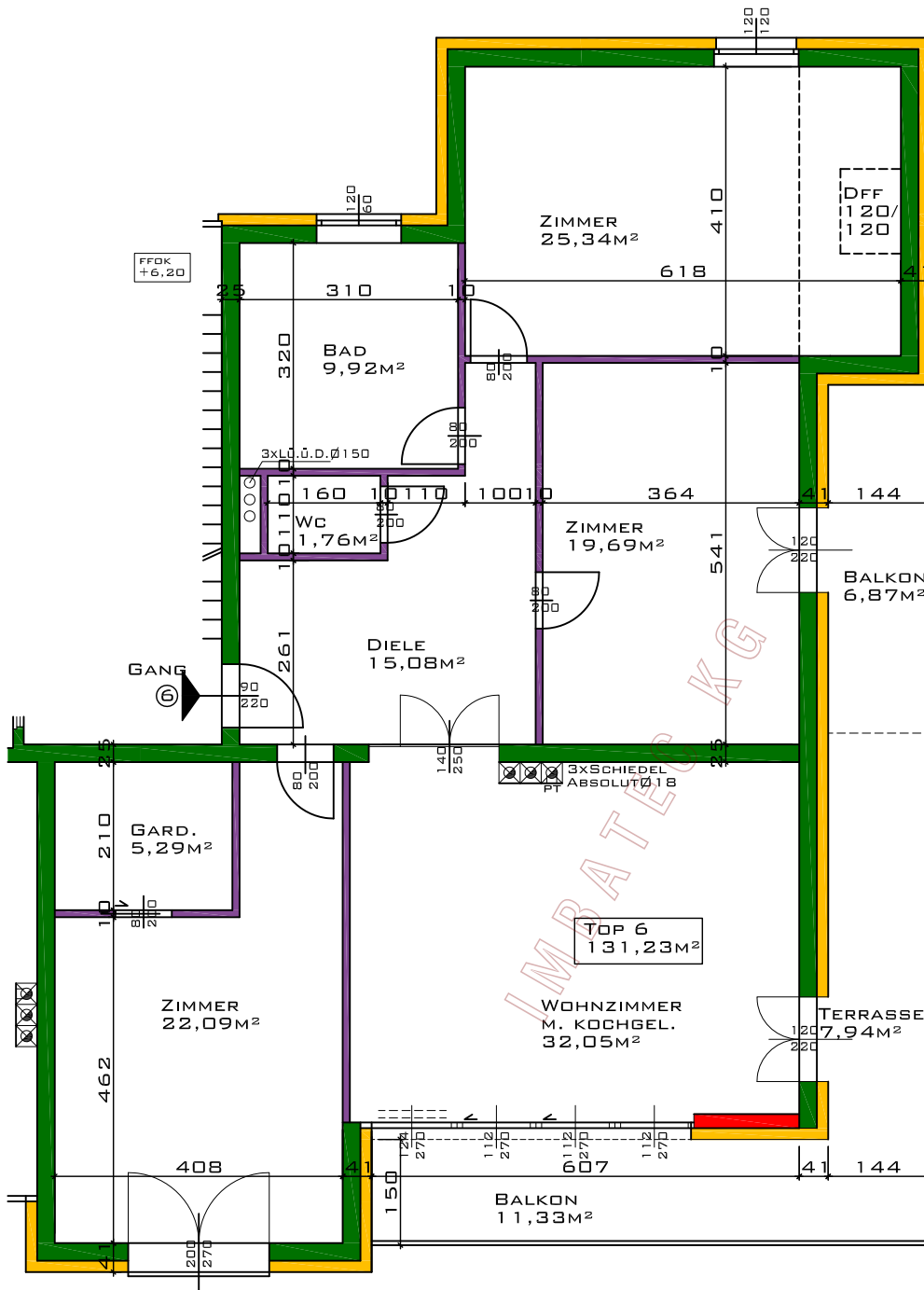
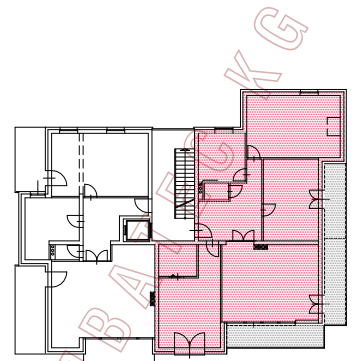
WIEN IM SEP 2012

IMBATEC KG

DAS URHEBERRECHT LIEGT BEIM PLANER BMST. ING. CHRISTIAN BANOVITS
 ÄNDERUNGEN BIS ZUR BAUFERTIGSTELLUNG VORBEHALTEN. AUS DIESER UNTERLAGE KANN KEIN RECHTSANSPRUCH ABGELEITET WERDEN.

1. DACHGESCHOSS

1 220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

- STAHLBETON
- ZIEGEL
- GKB - STÄNDERWAND
- VOLLWÄRMESCHUTZ

TOP 6

131,23M²

BALKONE

CA. 18M²

TERRASSE

CA. 8M²

KAUFPREIS

€997.000

ING. CHRISTIAN BANOVITS
BAUWEISTER
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IMBATEC

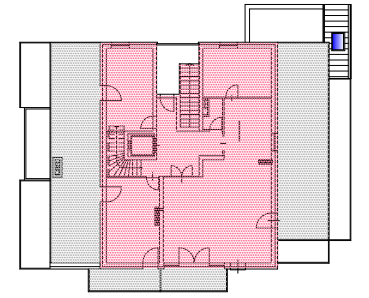
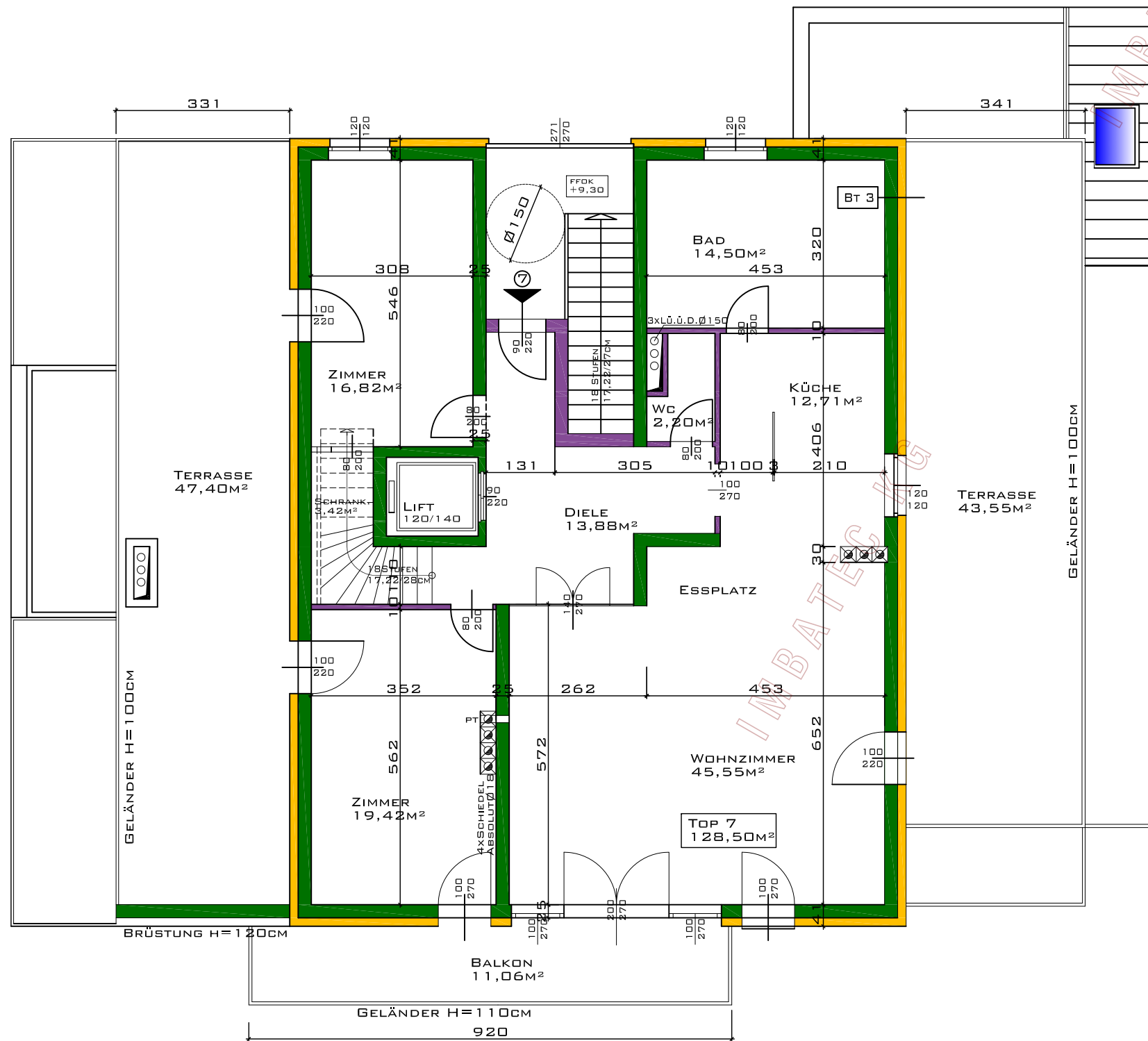
BAU UND IMMOBILIENTREUHAND

WIEN IM SEP 2012

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2. DACHGESCHOSS

1220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

- STAHLBETON
- BETONSTEINMAUERWERK
- GKB - STÄNDERWAND
- VOLLWÄRMESCHUTZ

TOP 7

128,50M²
 BALKON
 CA. 11M²
 TERRASSEN
 CA. 91M²
 DACHTERR.
 CA. 145M²

KAUFPREIS
 € 1.483.000

DER LIFT FÜHRT DIREKT IN DIE WOHNUNG TOP 7.
 DER LIFT FÜHRT DIREKT AUF DIE DACHTERRASSE TOP 7.

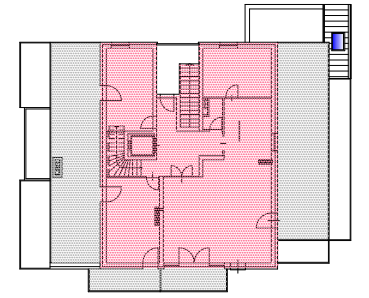
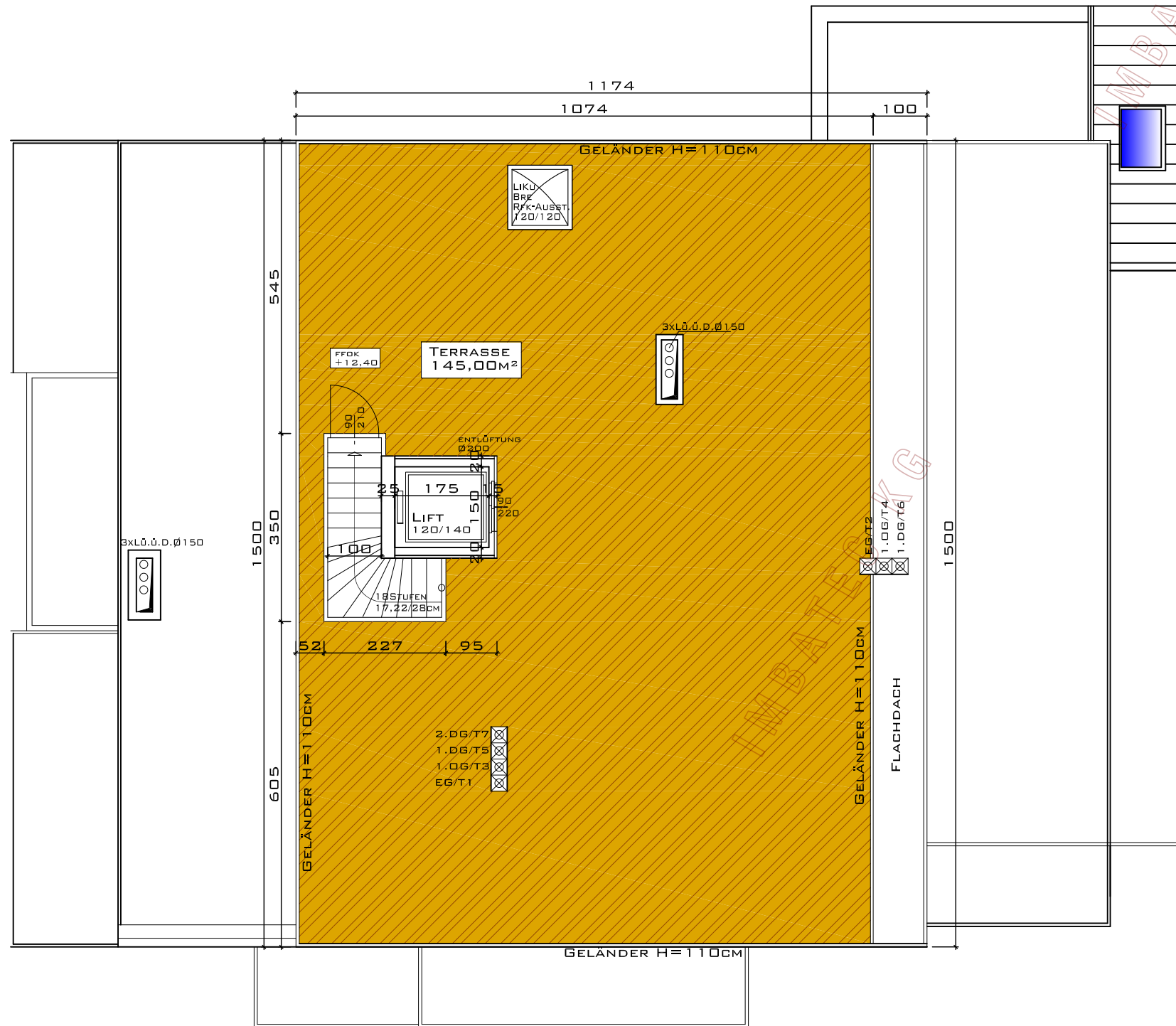
ING. CHRISTIAN BANDOVITS
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 0664/ 301 96 22
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IMBATEC
 BAU UND IMMOBILIENTREUHAND

WIEN IM SEP 2012

DACHTERRASSE

1220 WIEN; JULIUS PAYERGASSE 18-20



LEGENDE:

	STAHLBETON
	BETONSTEINMAUERWERK
	GKB - STÄNDERWAND
	VOLLWÄRMESCHUTZ

TOP 7
 128,50M²
 BALKON
 CA. 11M²
 TERRASSEN
 CA. 91M²
 DACHTERR.
 CA. 145M²

**ZUSCHLAG
 ZU TOP 7**

DER LIFT FÜHRT DIREKT IN DIE WOHNUNG TOP 7.
 DER LIFT FÜHRT DIREKT AUF DIE DACHTERRASSE TOP 7.

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IMBATEC
 BAU UND IMMOBILIENTREUHAND

WIEN IM SEP 2012

Construction and equipment description

for the

Apartment building 1220 Vienna – Julius Payergasse 18-20

Register number: 612

Land register community: 01669 Kaisermühlen

Client/Developer: Mariposa
Beteiligungs GmbH
Parkring 12
1010 Wien

Apartment sale -
-
e-mail:
homepage:

Planning: Imbatec KG
Vereinsgasse 37
1020 Wien

Building statics: DI Ernst Ringsmuth
Tel.Nr.: 01/ 544 66 94
Fax: 01/ 544 66 94 - 90
e-mail: ernst.ringsmuth@zt-ringsmuth.at

Construction company:
Tel.Nr.: -
Fax: -
e-mail: -

Local construction supervision:
Imbatec KG
Vereinsgasse 37
1020 Wien

Property: Mariposa constructs an apartment building with 7 residential units and 7 garage parking lots on the site mentioned above.

Financing -

Apartment building: The fully financed newly built apartment building consists of a basement, the ground floor, the first floor and 1st -2nd attic.

On the ground floor as well as on the first floor and the first attic there are 2 residential units each.

In the basement there are 7 garage parking lots, the flat-related storage rooms as well as the utility room and the pram and bike storage room.

The lighting of the staircase is motion-sensor activated per floor. The exterior lighting is dimmer-switched.

Common area and

Community spaces: The following spaces are reserved for common use:

A garage for 7 cars, a key-switched, automatic garage and one hand-held radio remote control per parking space

Garbage place

Access to the lake

Construction materials, components and constructions:

1) Foundation: Steel-reinforced concrete foundation plate

2) External walls: Basement – 25cm concrete walls according to static requirements
Ground floor – steel-reinforced concrete wall according to static requirements

Ground floor and first floor:

Steel-reinforced concrete wall according to static requirements

First and second attic:

Steel-reinforced concrete wall according to static requirements

3) Inner walls: 10 and 12cm plasterboard metal standing walls and – depending on the requirement – wall-linings and retention walls made of plasterboard and smoothed on both sides respectively

Shaft- and fireplace partition walls with 10cm gypsum plasterboards (E 90)

4) Ceilings steel-reinforced concrete slab ceiling and precast reinforced concrete elements respectively, smoothed lower ceiling and painted in white with interior water-based paint

5) Floor construction: steel-reinforced concrete floor 20-27cm

Polystyrene concrete 6cm

Impact sound insulation boards 3cm

Screed 5cm

Floor covering 1.5-2cm: Glued parquet, tiles, fine stoneware according to physical, design-related functions

6) Roof construction: steel-reinforced concrete construction

Partly timbering and roof constructions in light wood with ventilated slab and laminated aluminium sheet metalling
insulated flat blacktop roof

7) Thermal insulation

sound protection: The dimensioning of the thermal insulation corresponds with the standard of a low-energy building according to the requirements laid down in the Viennese construction regulations.

8) Façade: EPS open external wall thermal insulation compound system (full thermal protection façade) consisting of 16cm insulation boards and a finishing coat with system float-finish, selection of colours in accordance with MA 19 (magistrate department 19) .

9) Sheet metal work: All sheet-metal parts on the roof that have been tiled by roofers are made of coated sheet metal

10) Storage rooms

Partition walls: Perforated zinc plated steel sheet partition walls, lockage with padlocks

11) Community garden and front garden:

Home lawn, paths with lawn-rim stones in the front garden with grey, chamfered screed concrete plates or the like and with condensed and sanded grader material in the community garden, drainage tiles with rim stones and cobbles, finely meshed scrapers at the entrance of the building and courtyard exits respectively, separation from the neighbouring estates with a 1.2m high wire mesh fence.

12) Privately-owned garden:

in Top 1 and 2, fenced area with a 1.2m high wire mesh fence, lawn-rim stones, terraces with grey, chamfered screed concrete plates or the like.

13) Lift installation: for 6 people or 480kg, suitable for the disabled, stops on all floors, machine room-less

Windows:

Windows and window-doors in the living area: plastic windows and aluminium frame structure respectively with 2 insulating glass panes, coated, in some parts ventilation devices with opening restrictors and pipe fans behind the radiators (compressed air operated), anodized aluminium fittings

External window-sills: aluminium window ledge

Internal window-sills: Helopal coated, rounded front edge

15) Doors:

Front door in the staircase:

Security door, certified to resistance class WK2 on the staircase side, light grey door bolt: laminate panels with steel reinforcement, interior: coated in white, thermal insulation and sound protection according to the requirements laid down in the Viennese construction regulations

Door pane, fitting and weld fastening, burglar-resistant, 5-point locking mechanism as well as fire resistant EI₂30-design,

Grey coated closed steel frames, fitting natural, anodized, spy-hole with nameplate and engraved number

Inner door bolts:

White coated closed steel frames, partly corner frames with single pane safety glass

Honeycombed panels, white both-side surface, 2-piece anubaband, anodized aluminium fittings

16) Surface design:

Walls:

Gypsum and plaster coating respectively, coated with white and cleanable interior waterbased paint

Ceilings:

Lower ceilings smoothed and white coated, see walls

Walls in bathroom and toilet:

Ceramic tiles/panels, partly large tiles/panels, partly 15x15, tiling up to 205cm and partly beyond, above: coated in white with cleanable interior waterbased paint

Additional remark regarding the paintwork:

Walls and ceilings will be painted by the owner.

Due to the building moisture it is advised to avoid early wall-papering before the hand-over. However, if the wallpapering is still made during the building phase, only the painter or wall-paper applier already contracted for the building can be commissioned.

In case of wallpapering after moving into the apartment, at least the lining is to be applied until the flat is handed over.

However, if there are cracks in the flats during the companies' 3-year warranty, the ordering party has to come up for the repair work him/herself. The wall- and the ceiling areas cannot be left untreated.

17) Flooring:

Entrance hall, bathroom and WC:

Light grey ceramic tiles with matching skirting

Kitchens and storerooms:

Light grey ceramic tiles with matching skirting

Other living- and communal areas:

Glued parquet natural oak 14mm, hard brown heartwood with decent grain orientation and wall-mounted skirting.

Loggias and terraces:

Light grey ceramic tiles

Community areas:

Staircase, storage rooms:

Fine stoneware tiles, light grey, with matching skirting

Garbage place:

Asphalt surface or surface-coated concrete plates 40/40 or 50/50/4

Storage rooms and corridors in the basement:

Sealed screed

Garage:

Asphalt surface

Walking surfaces in the external domain:

Garden community area, sand-strengthened footpath, paths in the front garden, compressed frost-layer setup, grey screed plates in sand beds and tightly wedged.

18) Sunshades:

Roller shutters are applied as sunshades at the south- and southwest openings on the garden-side.

Awnings are applied on the edges of the railings of the loggias on the southern façade of the attic on the ground-floor. Interior blinds on cords are mounted on the ground floor and can be operated by endless belt. Depending on the technical options, the awnings and roller shutters are operated via cranks or pulling straps.

19) Heating:

The room-heating and water heating is centrally made in the basement via gas or district heating - central heating

Heating regulation:

The regulation of the heating is made with thermostatic valves, the invoicing is made via calibrated heat meters which are mounted to the ascending riser pipes in the basement.

Heating surfaces:

The heat distribution is achieved with floor heating in the residential units.

Emergency stack:

Every flat has the provision for a connection option to an emergency stack.

20) Ventilation:

Mechanically permanent pneumatically controlled extraction in the flats via roof-placed ventilation via pipelines and rising pipes in the bathroom and WC.

Air-intake via the integrated air-intake elements (slot ventilation) in the window frames or via pipe fans behind the radiators.

Kitchen: provision for a connection option for a vapour exhaust hood, ventilation via a pipe collector across the roof.

21) Sanitary systems:

Every flat is equipped with its own heat- and cold water meter respectively that is located in the wastewater pipe

Kitchen: Rough installation for a kitchen sink, hot water connection for the dishwasher

WC: Wall-mounted toilet with a concealed flushing cistern including the economy button, white plastic toilet seat and lid, white wash basin with chrome-plated cold water taps

Bathroom: white ceramic washbasin with chrome-plated single lever-mixer, white enamelled tub with chrome-plated bath filling valve and shower head fixture, chrome-plated height-adjustable shower head attachment grip, connection for a washing machine, hot water tap and plaster undercoat discharge siphon

Garden: Coldwater outlet, brass wall tap in tops 1 and 2 and in the front garden

22) Electrical installations:

Installations in the flat:

The owner-planned sites for the ready-to-go distribution box, the switches, plugs and other outlets and connections respectively can be seen in the electrical installation plans.

Every flat has a 3-row flush-mounted distributor with 1 circuit for the electric stove

- 1 circuit for the washing machine
- 1 circuit for the dishwasher
- 2 circuits for the plugs and the light

Moreover, the further equipment is foreseen

Kitchen/Kitchenette

- 1 ceiling diffuser
- 1 safety plug for the heat extractor hood
- 1 wall outlet
- 1 selector switch or off switch according to the needs
- 1 cooker connection (400V)
- 1 safety plug for the dishwasher
- 1 safety plug for the fridge
- 2 safety plugs for the worktop
- 2 safety plugs underneath the light switch

Living room

- 2 ceiling diffusers switched via off-switch
- 4 safety plugs
- 1 telephone diffuser with leader wiring
- 1 TV, VHF, SAT connection
- 1 Internet empty cable conduit fitted with leader wiring
- 1 empty cable conduit for cable TV

Bedroom

- 1 ceiling diffuser
- 1 off-switch
- 4 safety plugs
- 1 TV, VHF, SAT connection
- 1 empty cable conduit for telephone and Internet connection respectively

Room

- 1 ceiling diffuser
- 1 off-switch
- 3 safety plugs
- 1 empty cable conduit for telephone and Internet connection respectively

Bathroom

- 1 wall outlet
- 1 ceiling diffuser
- 2 off-switches
- 1 ventilation outlet
- 1 safety plug for the washing machine
- 1 earthing for the tub
- 1 safety plug next to the washbasin

WC

- 1 wall outlet above the door
- 1 off-switch
- 1 ventilation outlet

Walk-in wardrobe

- 1 wall outlet above the door
- 1 off-switch

Storeroom

- 1 wall outlet above the door

1 off-switch with control light

Entry hall

1 telephone connection

1-2 ceiling diffuser according to needs

2 change-over or cross-over switches according to needs

1 intercom system – acoustic call differentiation for main entrance and apartment door, door opener

1 bell push button at the apartment door

1-2 safety plugs according to needs

Loggia and terrace

1 safety plug

1 wall outlet to be operated via off-switch in the living room

23) TV, VHF, SAT and Internet connection

A communal aerial system for the reception of ORF 1, ORF 2 and the VHF programme including WR local programmes is provided.

Furthermore, there will also be set up a common shaft SAT TV set for Astra digital and analogue.

24) Central locking system:

There are 3 keys per flat. They un/lock the apartment door, the mail delivery boxes at the main entrance and the padlock for the basement as well as all other community rooms. There will be a separate locking system for the garage facility.

25) Garage door:

The garage door can be operated via key-switch or hand-held transmitter from the outside and via cord switch from the inside. There will be one hand-held transmitter available per parking lot.

26) Cleaning:

After a general site clean-up the flat will be handed over in a clean condition

27) General information: The content of folders/brochures or other advertising material aimed at

the sale of the flats that thus include any illustrations, suggestions regarding the furnishing or any other suggestions regarding the garden design and other designs of the outside areas are not part of the contract.

This material and its content purely have illustrative character. Subsequently, its accordance with the real implementation cannot be guaranteed.

The transferee can especially only claim the minimum requirements and minimum values of the soundproofing and thermal insulation as well as the moisture insulation laid down in the Viennese construction regulations at the time of the submission.

This also applies if higher values can be derived from the construction material in use, the information laid down in this construction description or other contractual agreements.

As Mariposa reserves the right of changes until the termination of this apartment building, prospects cannot derive any legal claims.