

Euphoria

YOUR
FITTINGS CATALOGUE



The joy of living, as individual as you are

*Classic*Residences

Located in the historic street wing of the residential project, the 20 units of the Classic Residences embody the unmistakable charm of Vienna and invite you to experience tradition and modern comfort in a special way.

With 2 to 5 rooms and living spaces ranging from 34 m² to 149 m², the Classic Residences offer a wide range of living concepts to suit different lifestyles and maximise individuality.

Each flat offers scope for personal design and thus becomes a canvas that reflects its residents' very own style. Loggias, terraces, balconies and private gardens provide relaxing retreats in the midst of the vibrant Wieden neighbourhood.



Commission free

Ready to move in from
Summer 2027

Services

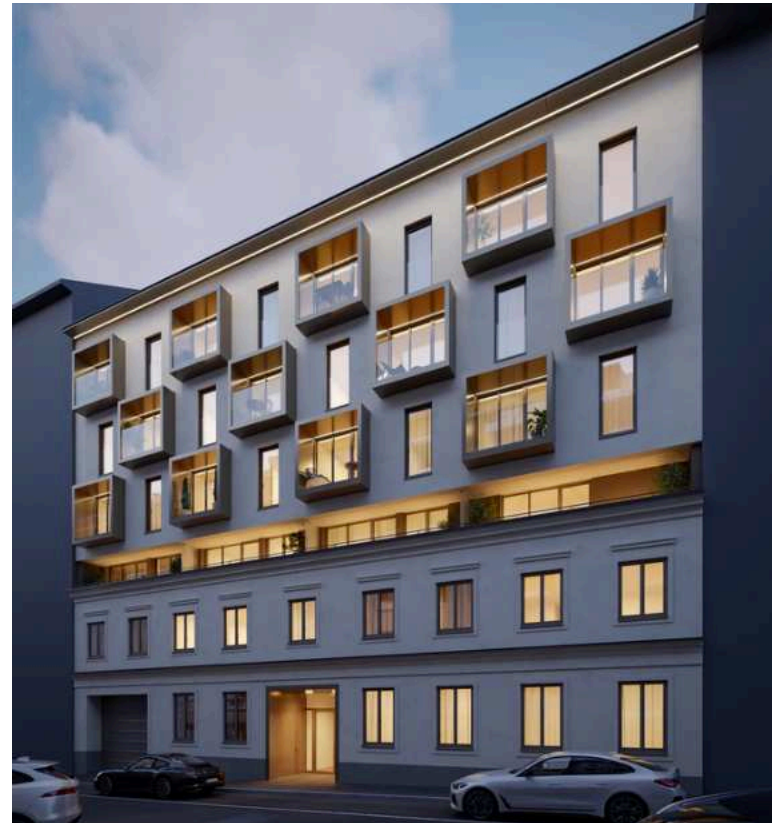
At Euphoria, comfort is a top priority. Whether it's the in-house gym, the intensively landscaped courtyard or the parcel station for receiving and returning parcels - our services are an added value for all residents.

Communal areas

- Parcel station in the inner courtyard with collection and return function
- Gym exclusively for residents
- Stroller/Pram storage room on the ground floor
- Bicycle room for over 70 bicycles, including repair stand
- Children's playground in the inner courtyard
- Two spacious elevators

Outdoor areas

- Verdant Inner courtyard
- Photovoltaic systems on the buildings
- Generous and green open spaces



Electrical & Security

All Classic Residences will be equipped with a smart home system to control the heating/cooling, with an optional upgrade to a more comprehensive smart home system (heating/cooling, lighting and shading control). Internet and cable TV in high-speed quality as well as the security concept consisting of a central locking system and an intercom system round off the project.

Electrical equipment

- Smart Home system (cooling and heating mobile controllable, optional upgrade possible)
- Switch & socket range in alpine white (product: JUNG LS 990)
- Environmentally friendly, sustainable energy concept - use of geothermal energy, greatly reduced CO2 emissions & energy-efficient use of a photovoltaic system



LS 990
Switch & socket outlet range



LS 990 | KNX Kompakt-
Room controller F 40

Security

- Central locking system
- Smoke alarms in all living areas and in the entrance area of every unit



Smart home system from Evon

Communication

- Voxie 2F intercom system
- Prepared for fibre optic network from A1 Telekom
- All living rooms and lounges are equipped with media sockets



Intercom Voxie 2F+ 7-Taster white



Rooms

In addition to automated room temperature control via underfloor heating and ceiling cooling or fan coils, your individualised living pleasure also includes floor-to-ceiling glazing and an electric external shading system*.

Indoor climate

- Heating via energy-efficient underfloor heating
- Air conditioning via silent, draught-free ceiling cooling or fan coils
- Room temperature control via a room thermostat
- Bar towel radiator in the bathrooms (product: ALVA UNA mid**)



LS 990 | KNX Kompakt-Roomcontroller F 40



electric towel radiator Alva,
Una 1., weiß ca. B60 cm x H175 cm

*The availability of certain equipment varies depending on the floor and building tract

**According to the construction tender as of 10/24, subject to change

Windows & shading

- Partially floor-to-ceiling Internorm wood/aluminium windows, 'home pur' HF510 or HS330*
- Thermally insulated 3-pane insulating glazing, interior surface in natural oak wood look
- External and internal electric sun protection - textile screens or external venetian blinds (depending on the unit)



Triple-glazed wood/aluminium windows



External textile screens



External Raffstores

*According to the construction tender as of 10/24, subject to change



Doors

Front entrance door:

- 6-point locking
- Exterior adapted to the design concept, interior white (similar to RAL9016)*
- Resistance class WK3
- Fire resistance EI2 30
- Sound resistance 45 dB
- Incl. peephole, security fitting & lock and door stopper



Front entrance door**

Interior doors:

- High-quality tubular frame door leaf (80 cm x 200 cm)
- White wooden frame (similar to RAL 9016)
- Lever handles with round roses in matt stainless steel



Interior doors

*As of 07/25, subject to change

**Symbolic image

Surfaces & Sanitary

Euphoria embodies a unique living ambience, you can expect well thought-out detailed solutions with quality parquet flooring and high-quality bathrooms with brand fittings.

Flooring

- Living areas with herringbone parquet in oak from Scheucher or equivalent, 1 strip 500x70x11mm*
- Wet rooms clad in tiles (approx. 60 cm × 60 cm) MT02 MOTLEY NAT. MONTEREY (light beige)*

Walls

- Living areas are painted white
- Wet rooms receive tiles in splashback areas MT02 MOTLEY NAT. MONTEREY (light beige), format 60 cm x 60 cm*



Oak herringbone parquet



Tiles in Monterey



Sanitary

- Floor-level showers and/or bathtubs in the bathrooms
- Optional: installation of a rain shower* (HansGrohe Raindance S)



HansGrohe single-lever mixer, Vernis Blend, chrome finish



Rainshower HansGrohe, Raindance S

Fittings and valves

- Chrome-plated single-lever mixer taps from HansGrohe for washbasins and hand-rinse basins*



Washbasin Laufen Living City, white, B60/80/100 cm x T46 cm



Shower thermostat HansGrohe, Ecostat S

Ceramics & sanitary equipment

- Laufen sanitary ware
- Bathtub (made of sanitary acrylic) from Laufen, Pro series 80 cm x 180 cm*



Toilet Laufen, Pro



Bathtub Laufen, Pro, white, B80 cm x L180 cm



Hand shower HansGrohe, Raindance Select S120



Bath mixer HansGrohe, Vernis



Shower bar set HansGrohe, Unica Cromo

*According to the construction tender as of 10/24, subject to change

Individually customisable living

Special requests can be flexibly taken into account depending on the project status and give each residential unit its own individual touch.

Whether special material selection, customised floor plan changes or exclusive furnishing details - your ideas will be implemented by our partners with the utmost care and precision.

The experts at Gassner & Partner will be happy to advise you at every stage of the planning process. With a trained eye for design and functionality, they will accompany you on the way to your living space and ensure that your property becomes a unique home.





Personal consultation



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ULREICH

Disclaimer: This fittings catalogue serves as general project information and does not form the basis of a contract. No liability is assumed for the correctness, completeness and up-to-dateness of the images and content. Subject to changes to project content and illustrations, printing and typesetting errors.

Staircase 1 street wing: HWB: 28kWh/m²a, fGEE: 0.60; Staircase 1 centre wing: HWB: 39 kWh/m²a, fGEE: 0.73; Staircase 2: HWB: 28 kWh/m²a, fGEE: 0.54

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