

**ROGER**

IMMOBILIEN - REALITY - REAL ESTATE

**For sale**

# Vila VEROBA Project

with a plot of land and a beautiful view of the River Danube



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The Royal Valley

# View from LAFRANCONI Bridge



The Royal Valley

# About the project

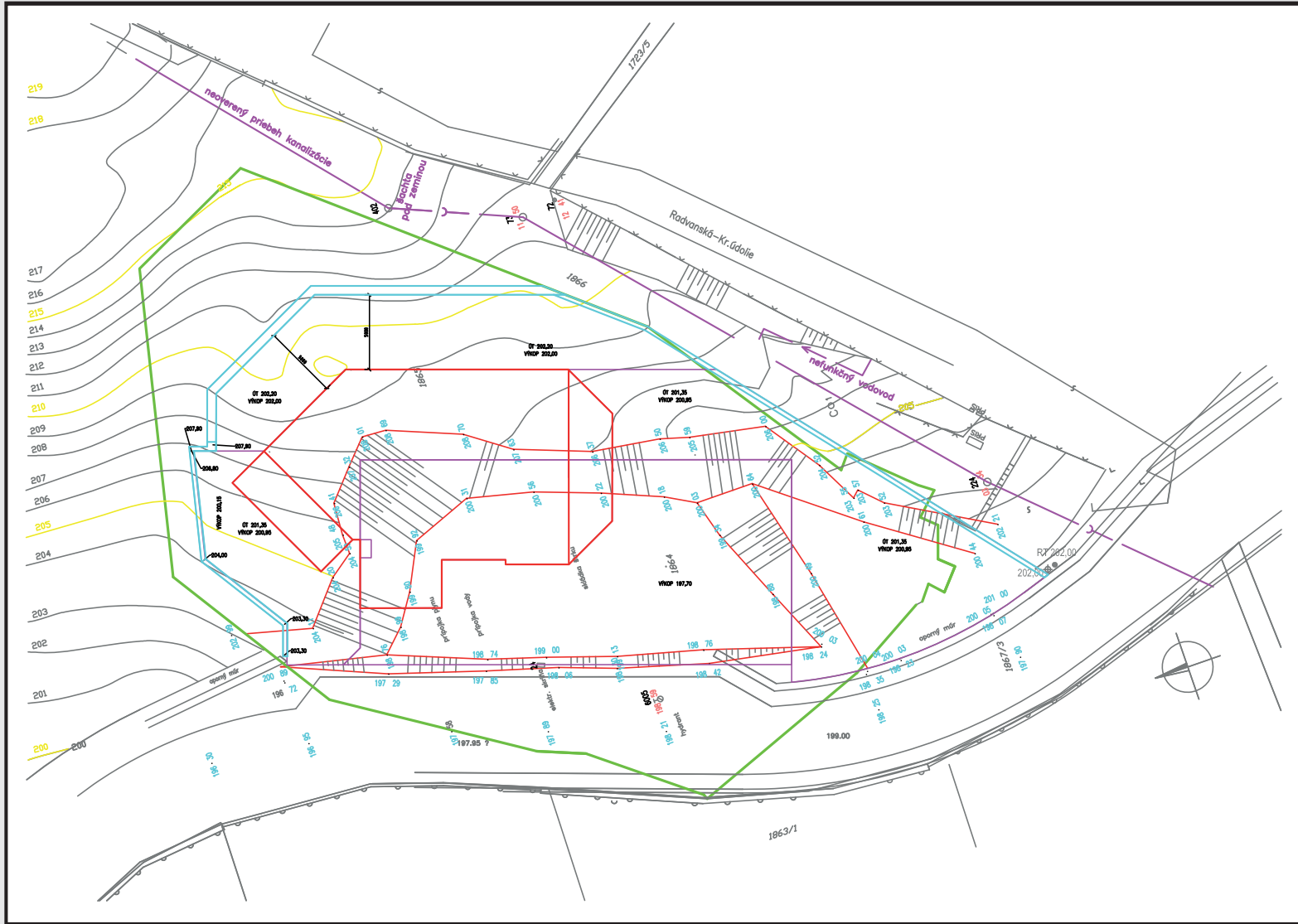


The villa project meets a passive house standard and has been developed by the Passive House Institute.

A plot of land with an area of 1,300 m<sup>2</sup> in the Royal Valley with a valid building permit and the Site Ready for Construction.

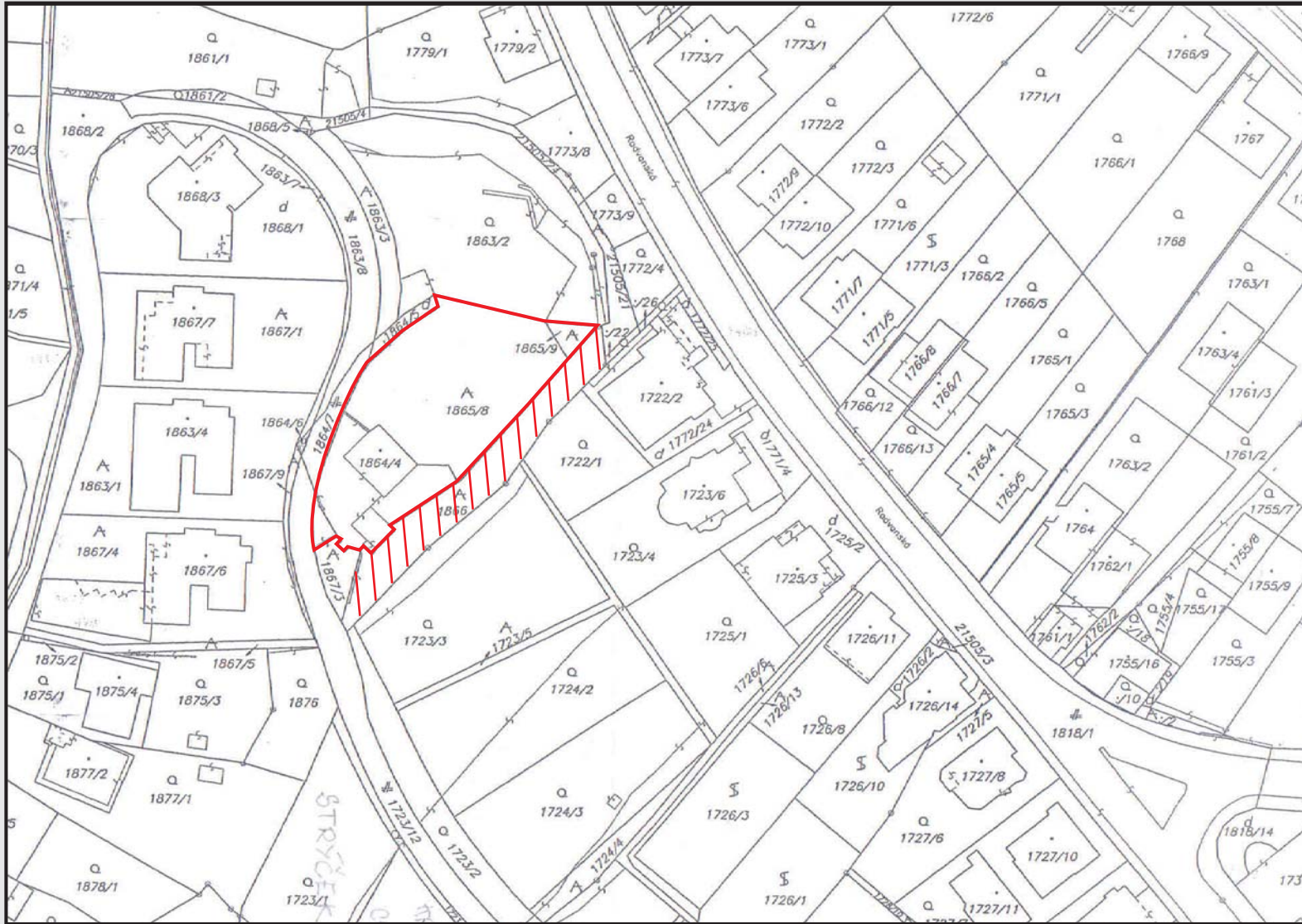
There is the possibility to build a villa with three or four spacious apartments with a view of the Danube and Hainburg. The built-up area of the building, including paved areas, is: 275 m<sup>2</sup>.

# Plan of Land and Project Site map





# Site Plan

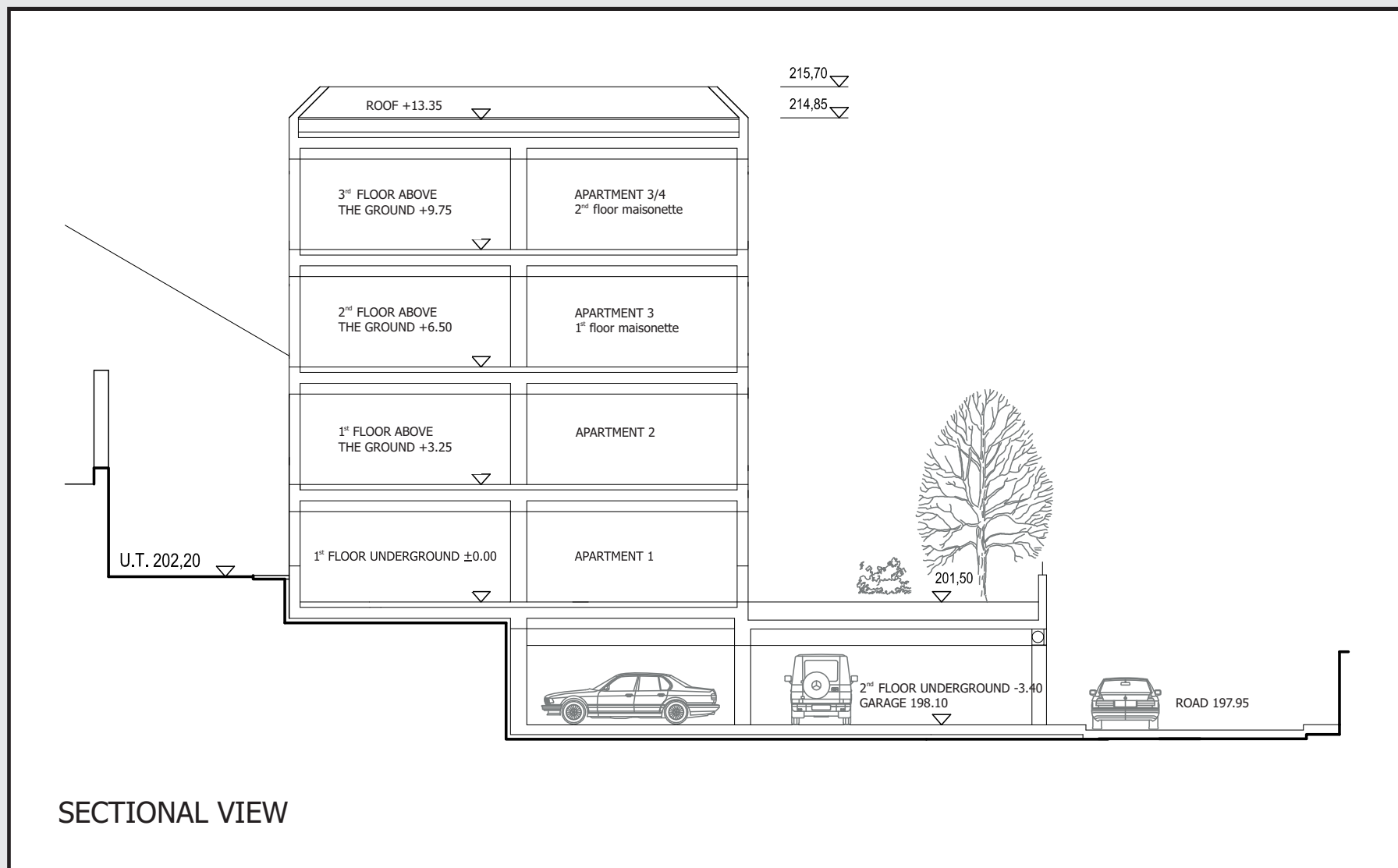


# Views



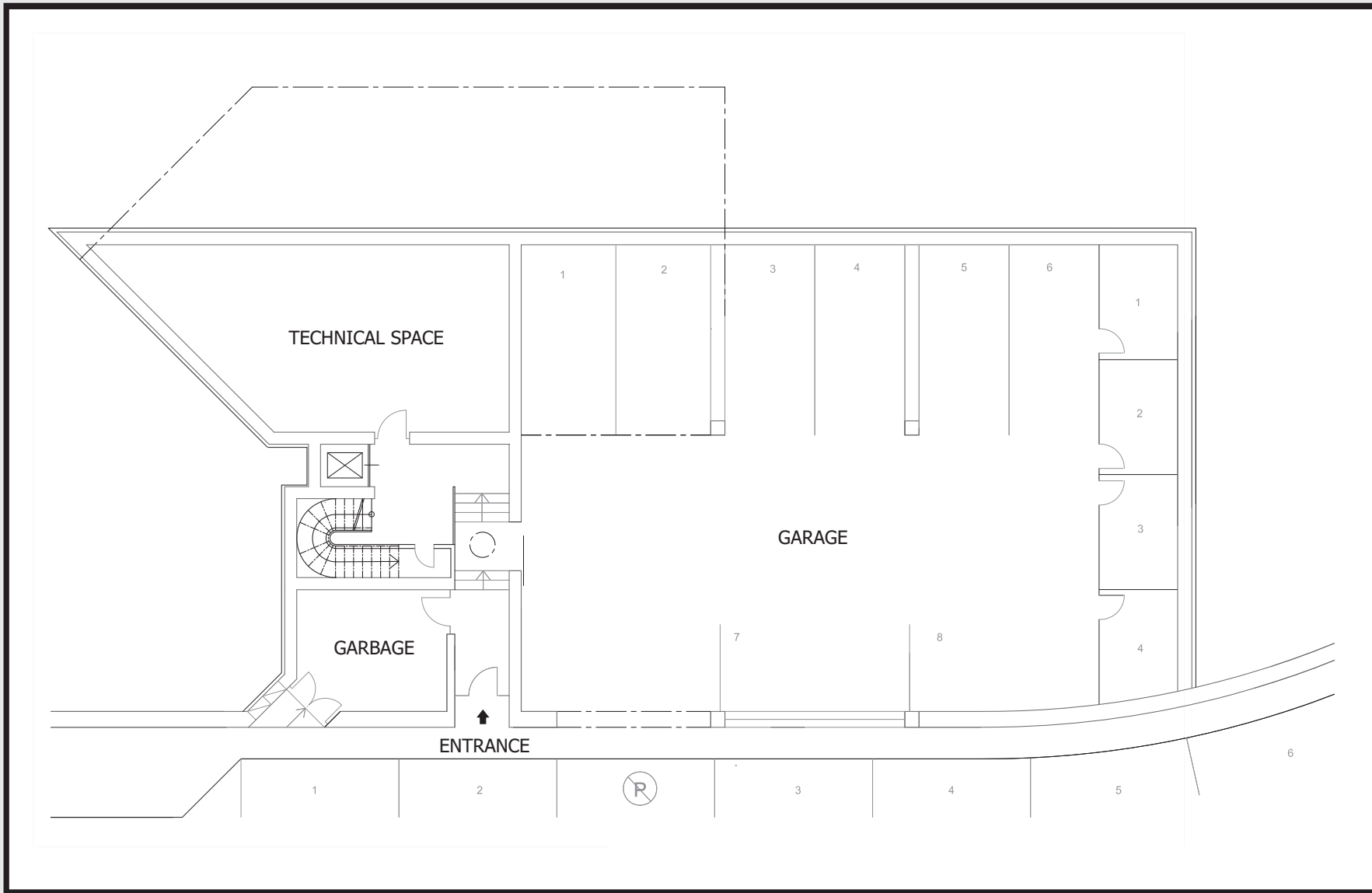
The Royal Valley





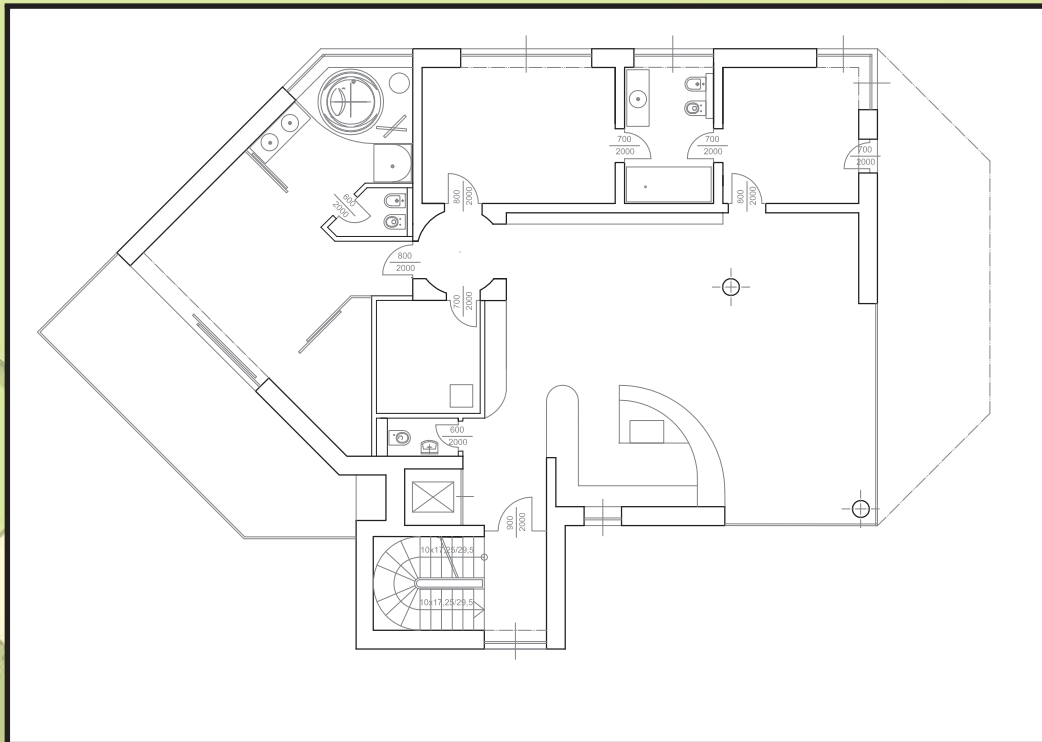


# 2<sup>nd</sup> FLOOR UNDERGROUND

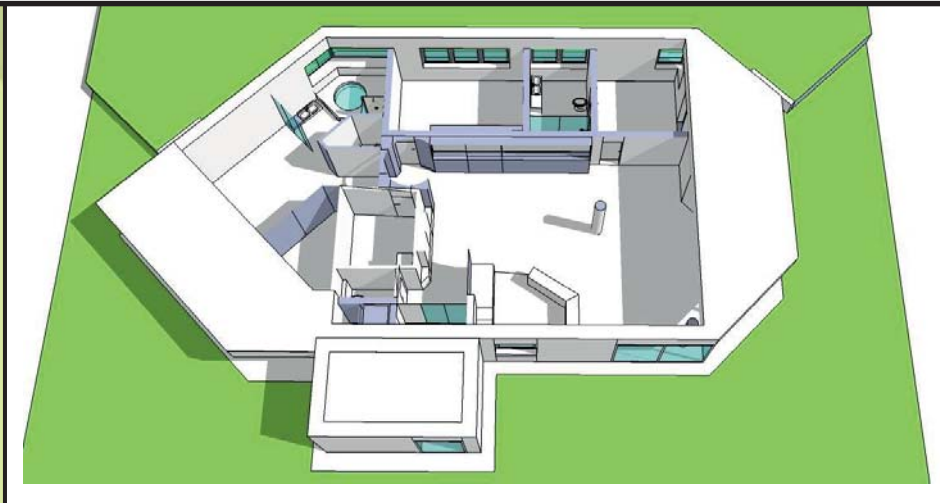


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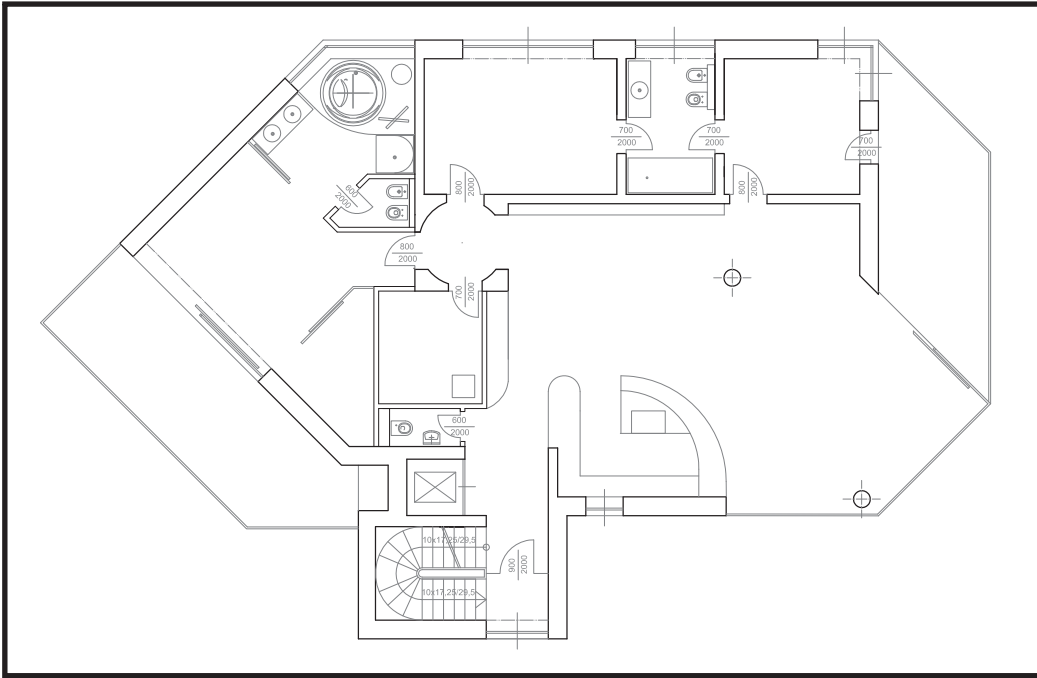
# 1<sup>st</sup> FLOOR UNDERGROUND



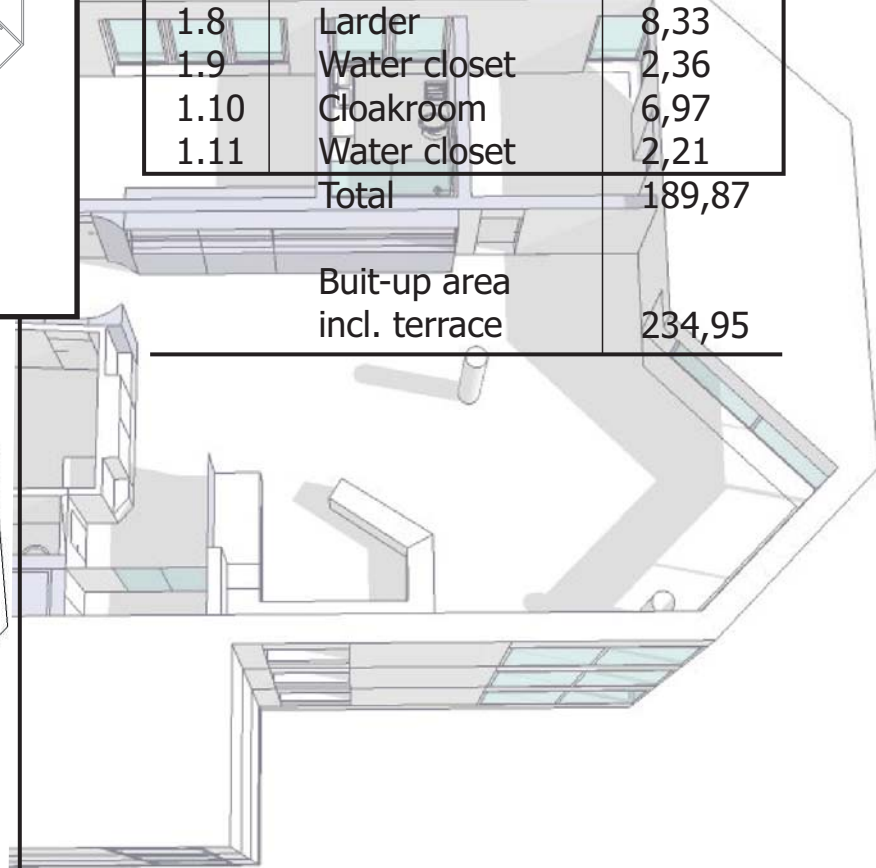
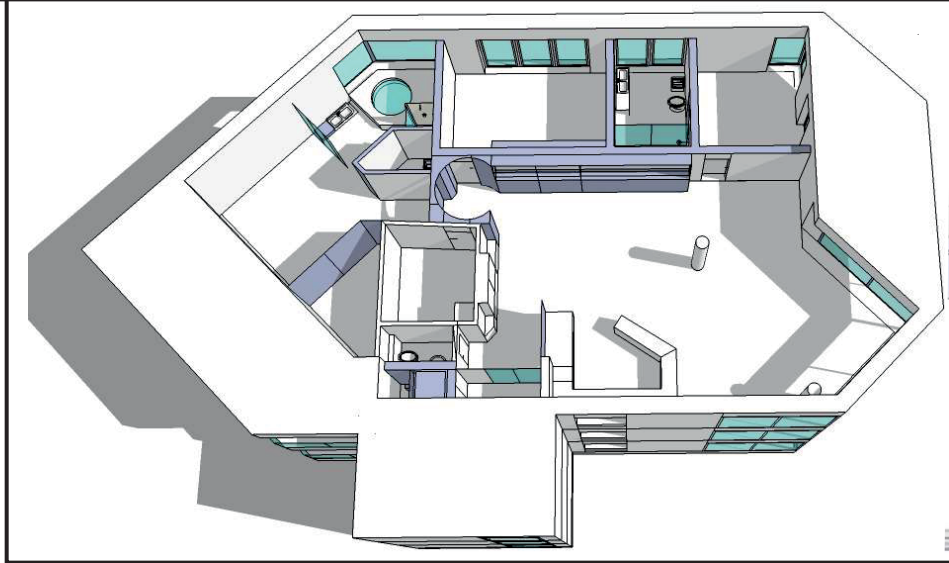
No.	Room	m <sup>2</sup>
0.1	Living room	84,41
0.2	Bedroom	20,32
0.3	Bathroom	12,17
0.4	Bedroom	18,70
0.5	Bathroom	8,62
0.6	Room	13,15
0.7	Entrance hall	4,11
0.8	Larder	8,33
0.9	Water closet	2,36
0.10	Cloakroom	6,97
0.11	Water closet	2,21
Total		176,35
Built-up area incl. terrace		226,65



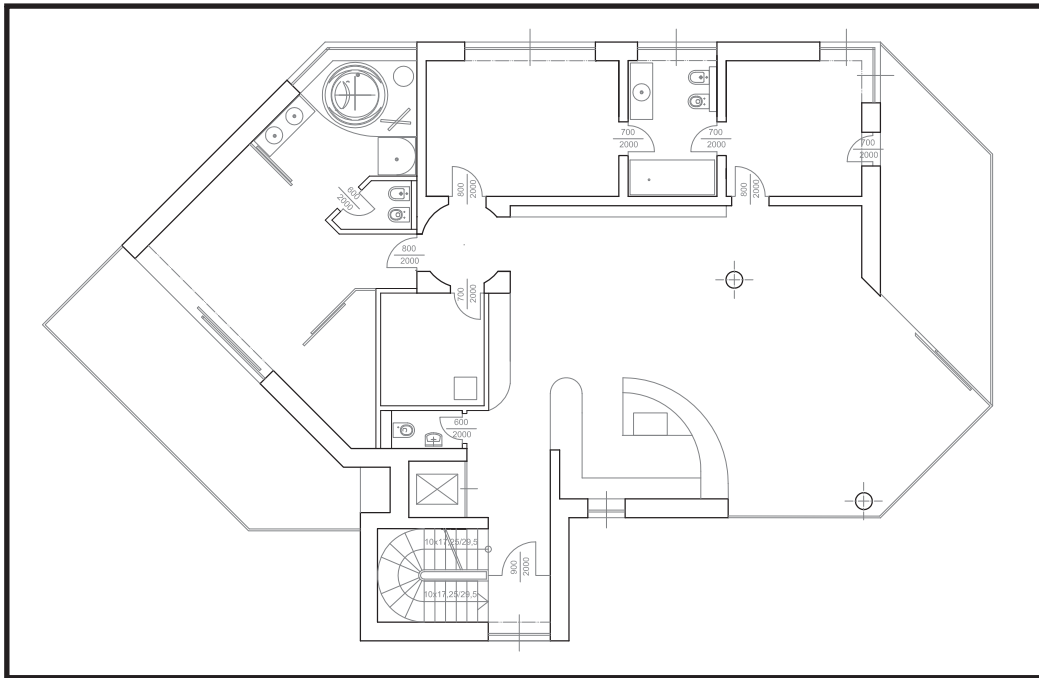
# 1<sup>st</sup> FLOOR ABOVE THE GROUND



No.	Room	m <sup>2</sup>
1.1	Living room	92,93
1.2	Bedroom	20,32
1.3	Bathroom	12,17
1.4	Bedroom	18,70
1.5	Bathroom	8,62
1.6	Room	13,15
1.7	Entrance hall	4,11
1.8	Larder	8,33
1.9	Water closet	2,36
1.10	Cloakroom	6,97
1.11	Water closet	2,21
Total		189,87
Built-up area incl. terrace		234,95



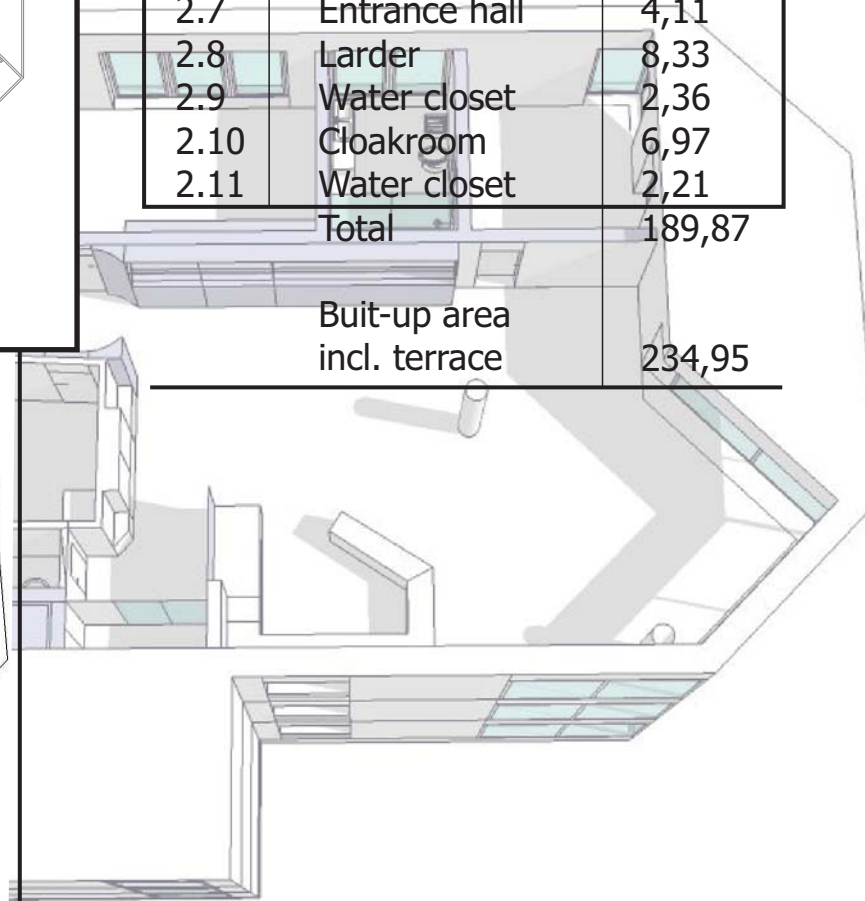
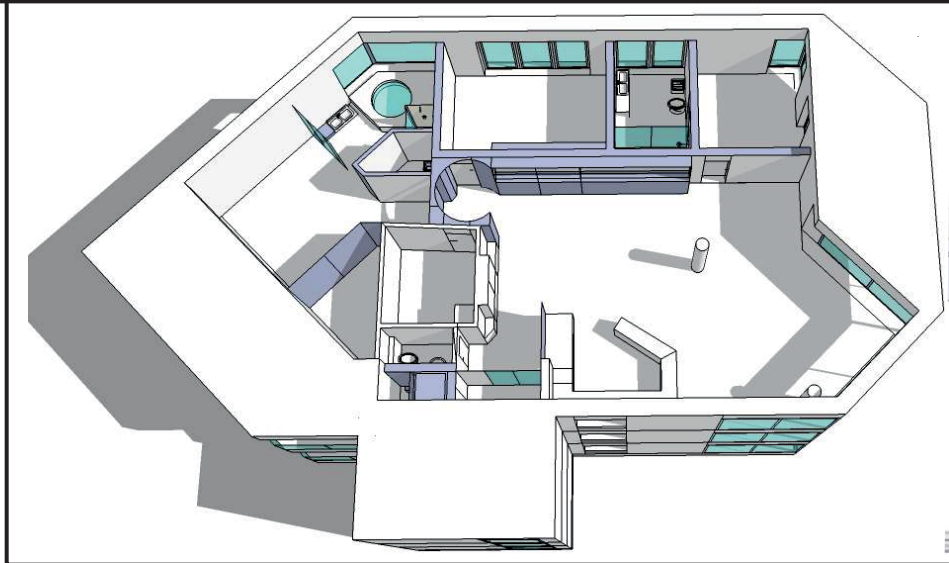
# 2<sup>nd</sup> FLOOR ABOVE THE GROUND



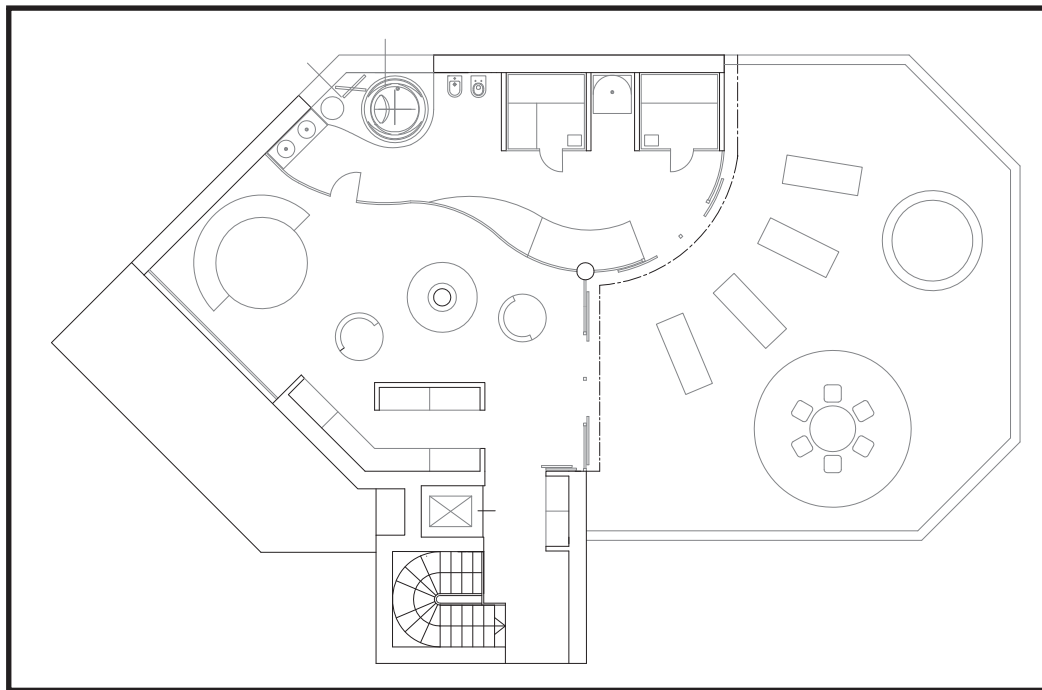
No.	Room	m <sup>2</sup>
2.1	Living room	92,93
2.2	Bedroom	20,32
2.3	Bathroom	12,17
2.4	Bedroom	18,70
2.5	Bathroom	8,62
2.6	Room	13,15
2.7	Entrance hall	4,11
2.8	Larder	8,33
2.9	Water closet	2,36
2.10	Cloakroom	6,97
2.11	Water closet	2,21

Total 189,87

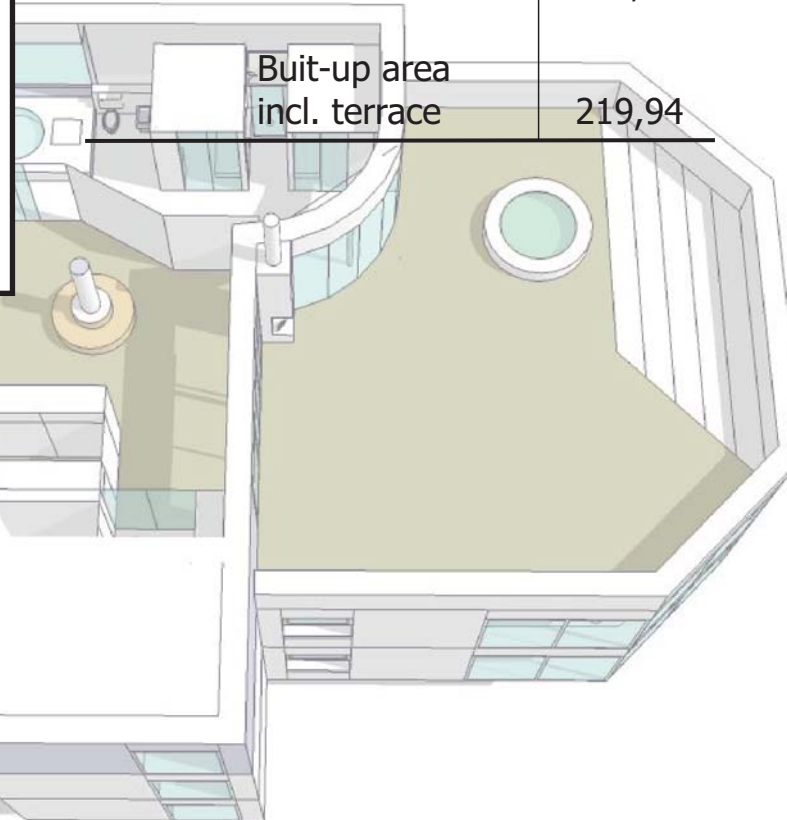
Built-up area  
incl. terrace 234,95



# 3<sup>rd</sup> FLOOR ABOVE THE GROUND



No.	Room	m <sup>2</sup>
3.1	Living room	51,58
3.2	Bathroom	33,32
3.3	Sauna	4,30
3.4	Sauna	4,30
3.5	Shower	2,34
3.6	Cloakroom	3,37
3.7	Entrance hall	3,43
Total		147,96



Built-up area  
incl. terrace

219,94



# DESIGN - visualizations



The Royal Valley