



GASSER MARKUS BAUUNTERNEHMEN / IMPRESA COSTRUZIONI

RESIDENCE **AGNUS**

VAHRN / VARNA





BAUBESCHREIBUNG DESCRIZIONE



Die Gebäude werden im **Klimahausstandart A nature** errichtet. Mit dieser Zertifizierung wird die Nachhaltigkeit des Gebäudes bewertet und unter anderem Kriterien wie Umweltverträglichkeit der für den Bau des Gebäudes verwendeten Materialien, Raumluftqualität, natürliche Beleuchtung und Schallschutz berücksichtigt.

Gli edifici verranno realizzati in **Standart Casaclima A nature**. Questa certificazione è una valutazione di sostenibilità degli edifici e tiene conto dei criteri come impatto ambientale dei materiali utilizzati per la costruzione dell'edificio, qualità dell'aria interna, illuminazione naturale e comfort acustico.



Tragende Struktur in **Ortbetonbauweise**

Mehrschalige Wände zwischen den Wohneinheiten für erhöhten Schallschutz

Verwendung von **hochwertigen Wärme- & Schalldämmungen**

Autonome Wohnungsstationen für Fussbodenheizung und **hygienische Warmwasseraufbereitung**

Fussbodenheizung mit Einzelraumregelung

Wohnraumlüftung mit Wärmerückgewinnung

Hochwertige Keramik und Amaturen in Bädern/WC

Elektroinstallationen Livello 1

Holz Alu Fenster mit **Dreifachverglasung** und Hebeschiebetür zur Terrasse/Balkon

Beschattung mit elektrisch betriebenen **Raffstoren/Rolläden**

Wohnungseingangs- und **Innentüren in Holz**

Parkett und Fliesenböden nach Wahl

Hochwertige und witterungsbeständige Beläge an Balkonen und Terrassen

Balkongeländer verzinkt und pulverbeschichtet

Moderne Seilaufzuganlage

Sämtliche Gemeinschaftsanteile sind wartungsfreundlich geplant und mit kostensparenden Technologien ausgestattet (LED-Beleuchtung, Zeitschalter usw.) – zur Reduzierung der Kondominiumsspesen

Struttura portante in **cemento gettato in opera**

Pareti multistrato tra i singoli appartamenti per un comfort acustico elevato

Uso di materiali **termoisolanti e fonoassorbenti** di elevata qualità

Centralina autonoma per il riscaldamento a pavimento e la **preparazione igienica del acqua calda**

Riscaldamento a pavimento con regolamento ambienti

Impianto di **ventilazione controllata**

Arredi idrosanitari in ceramica di elevata qualità

Impianto elettrico Livello 1

Finestre in legno alluminio con **triplo vetro** e porta scorrevole verso terrazza/balcone

Frangisole o avvolgibili con manovra elettrica

Porte d'ingresso e interne in legno

Pavimenti in legno o piastrelle a scelta

Pavimentazione esterna resistente contro umidità e gelo

Parapetti sui balconi zincati e verniciati a polvere

Impianto di ascensore a fune

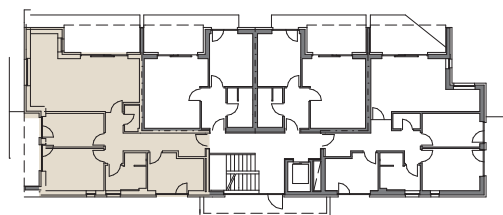
Tutte le parti comuni sono concepite facile da mantenere e adottate di tecnologie moderne per ridurre le spese condominiali



LAGEPLAN PLANIMETRIA



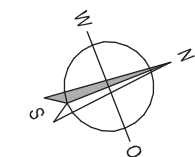
WOHNUNG 1 APPARTAMENTO 1



FLÄCHE / SUPERFICIE

Netto 90,76 m²

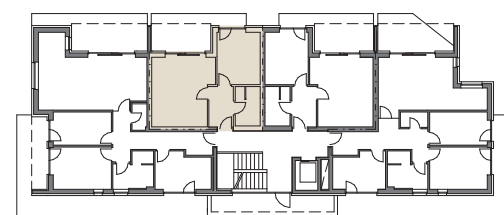
Verkaufsfläche / superficie commerciale 131,23 m²



0 1m 2m 3m

Maßstab / scala 1:100

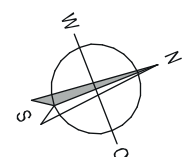
2 WOHNUNG APPARTAMENTO



FLÄCHE / SUPERFICIE

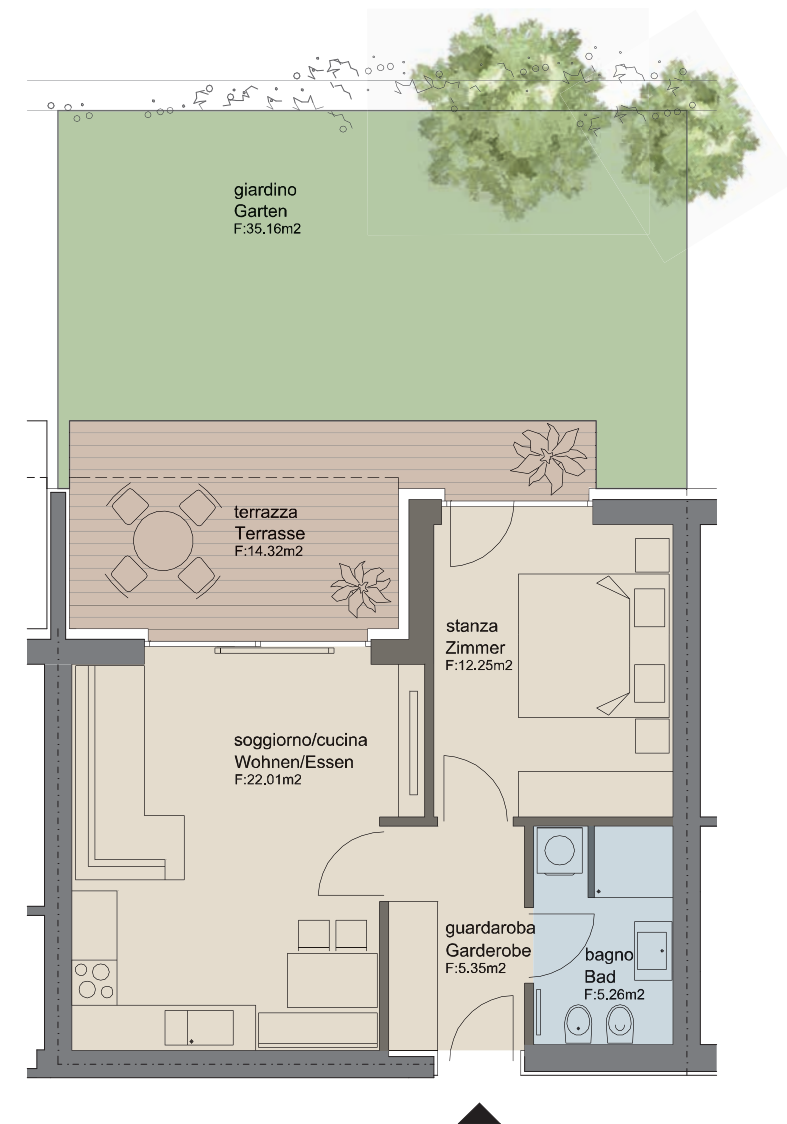
Netto 44,87 m²

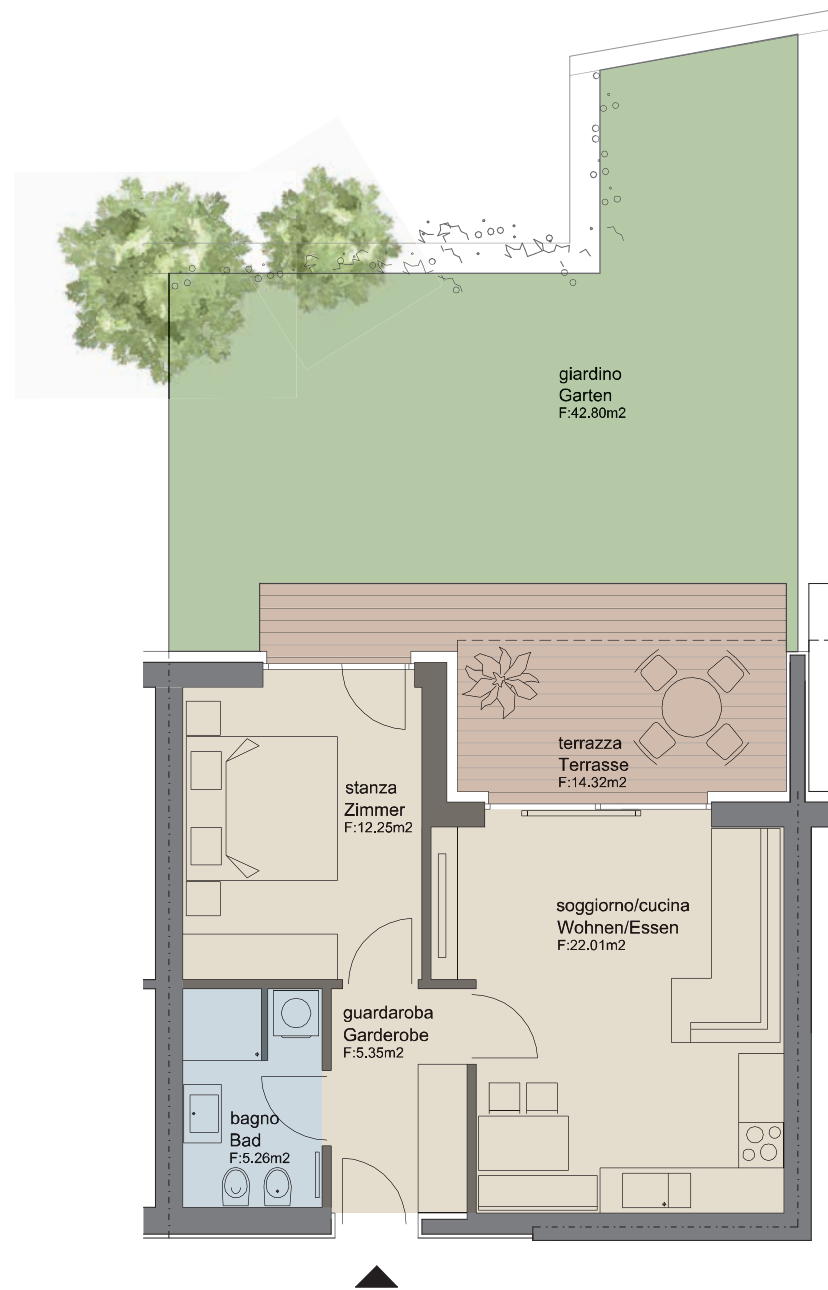
Verkaufsfläche / superficie commerciale 62,24 m²



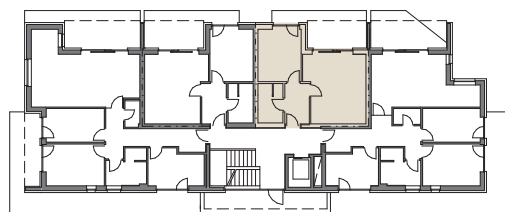
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Maßstab / scala 1:75





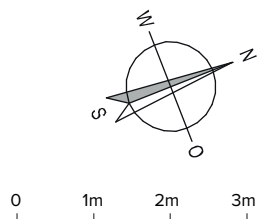
WOHNUNG 3 APPARTAMENTO 3



FLÄCHE / SUPERFICIE

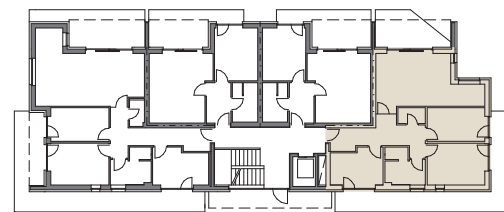
Netto 44,87 m²

Verkaufsfläche / superficie commerciale 62,62 m²



Maßstab / scala 1:75

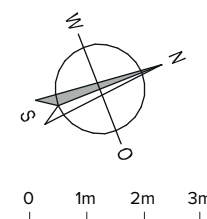
4 WOHNUNG APPARTAMENTO



FLÄCHE / SUPERFICIE

Netto 82,04 m²

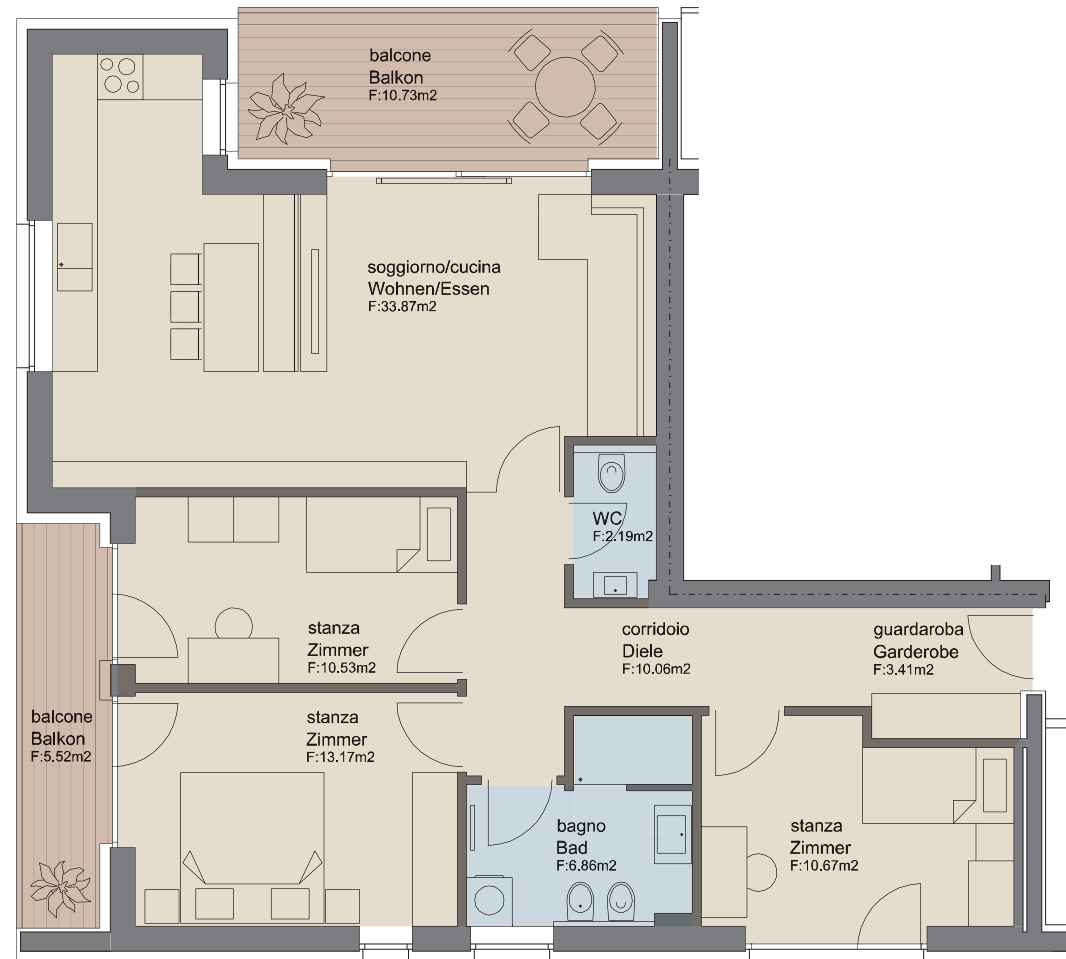
Verkaufsfläche / superficie commerciale 116,35 m²



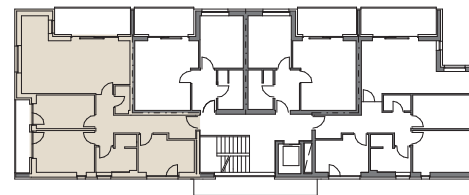
Maßstab / scala 1:100

SOLD





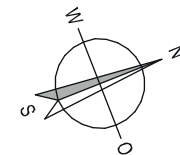
WOHNUNG 5 APPARTAMENTO 5



FLÄCHE / SUPERFICIE

Netto 90,76 m²

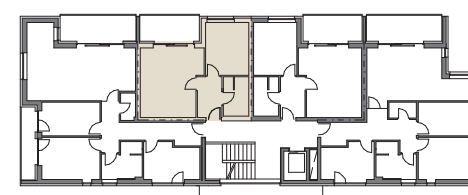
Verkaufsfläche / superficie commerciale 124,49 m²



0 1m 2m 3m

Maßstab / scala 1:75

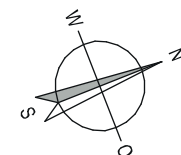
6 WOHNUNG APPARTAMENTO



FLÄCHE / SUPERFICIE

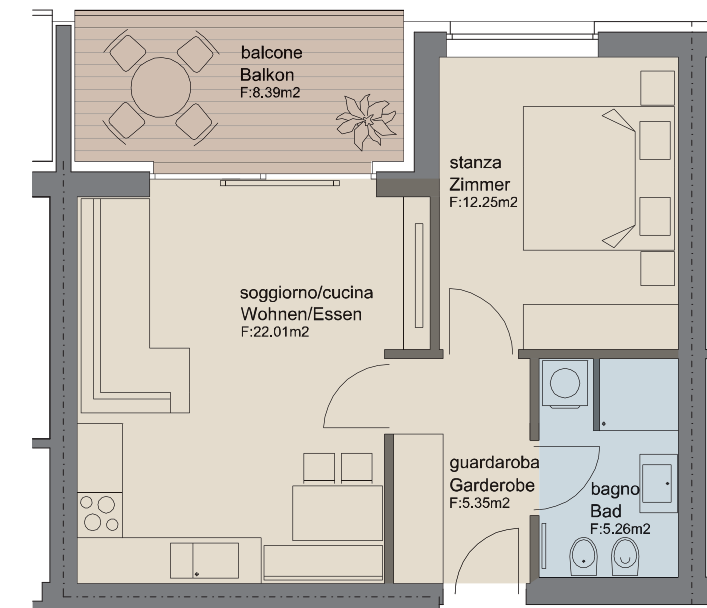
Netto 44,87 m²

Verkaufsfläche / superficie commerciale 61,69 m²



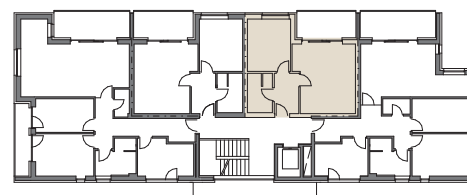
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Maßstab / scala 1:75



SOLD

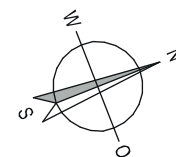
WOHNUNG APPARTAMENTO 7



FLÄCHE / SUPERFICIE

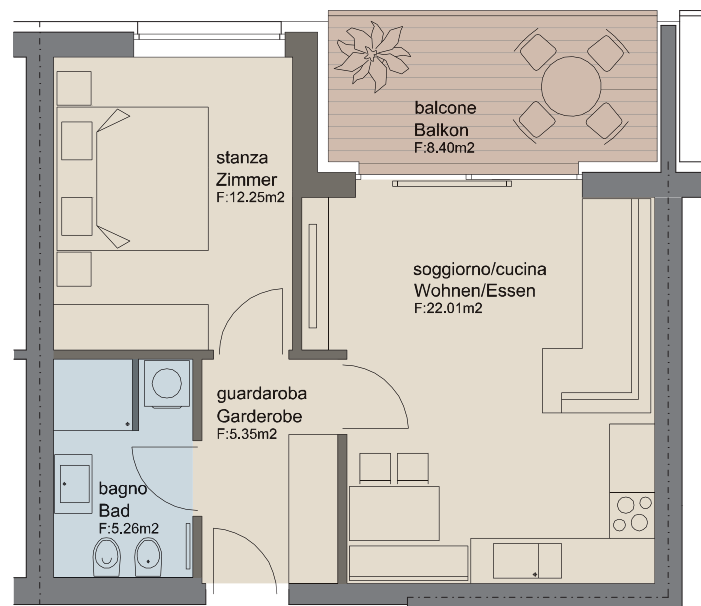
Netto 44,87 m²

Verkaufsfläche / superficie commerciale 61,69 m²



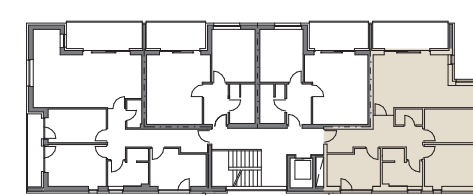
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Maßstab / scala 1:75



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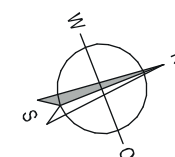
8 WOHNUNG APPARTAMENTO



FLÄCHE / SUPERFICIE

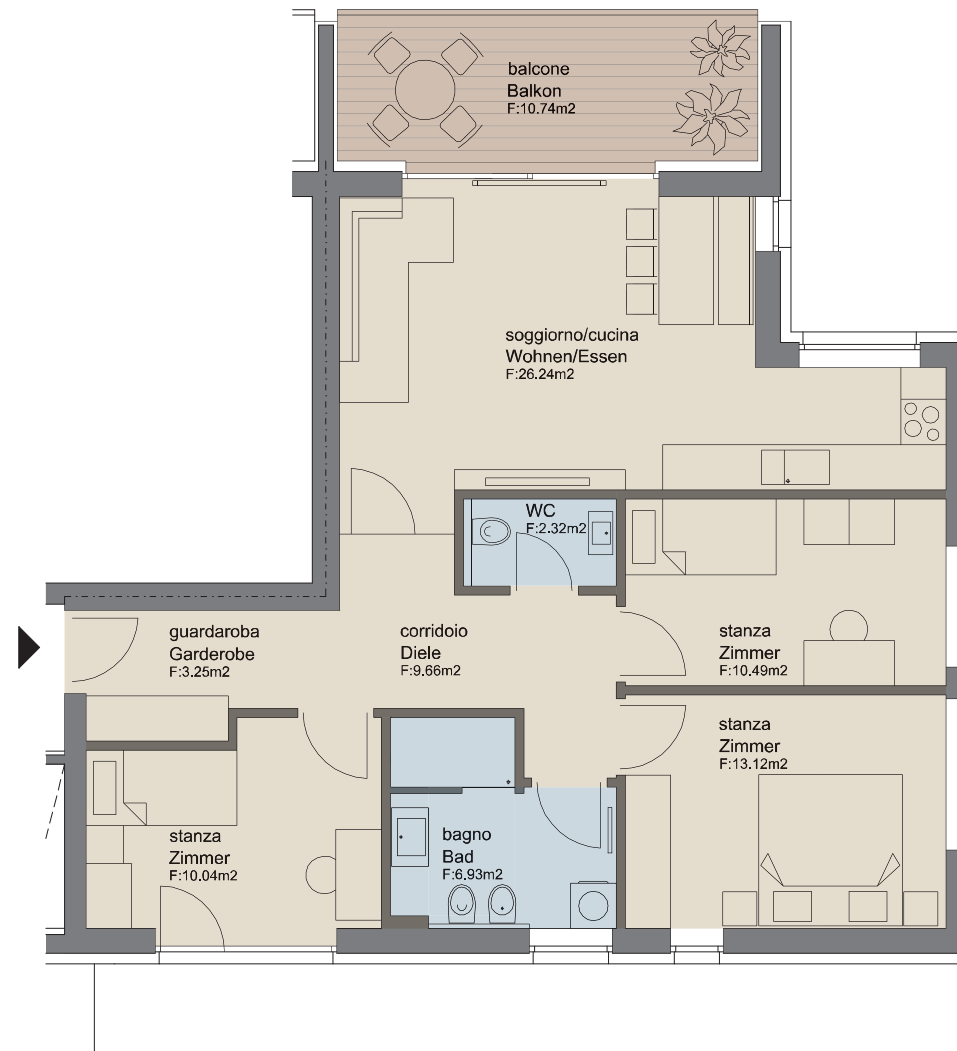
Netto 82,05 m²

Verkaufsfläche / superficie commerciale 110,96 m²

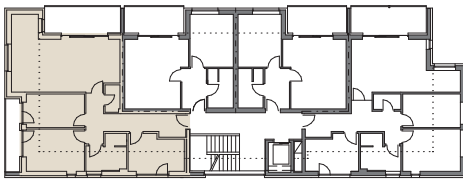


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Maßstab / scala 1:75



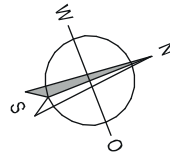
WOHNUNG
APPARTAMENTO 9



FLÄCHE / SUPERFICIE

Netto 90,76 m²

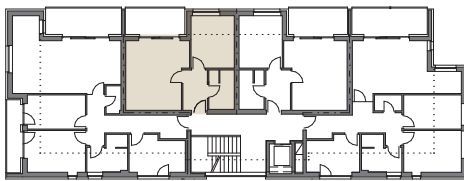
Verkaufsfläche / superficie commerciale 124,49 m²



0 1m 2m 3m

Maßstab / scala 1:75

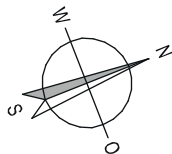
10 WOHNUNG
APPARTAMENTO



FLÄCHE / SUPERFICIE

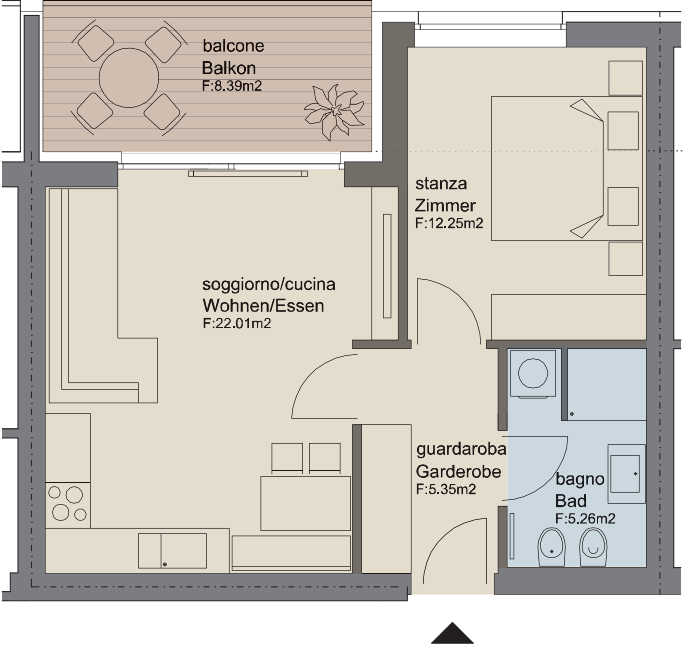
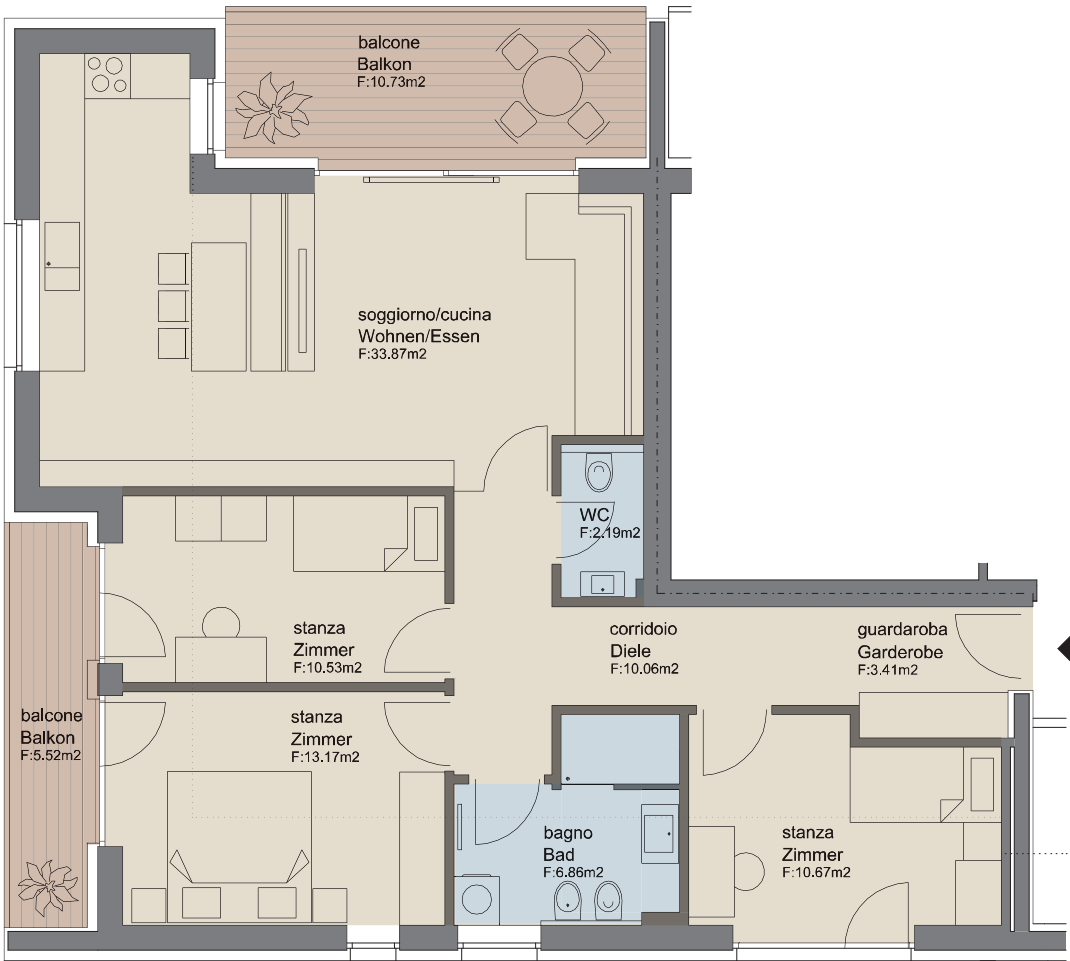
Netto 44,87 m²

Verkaufsfläche / superficie commerciale 61,69 m²

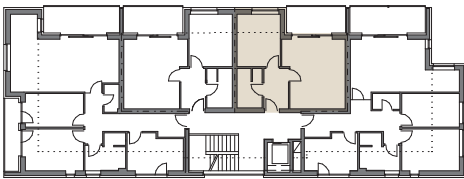


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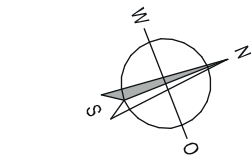
Maßstab / scala 1:75



WOHNUNG
APPARTAMENTO **11**



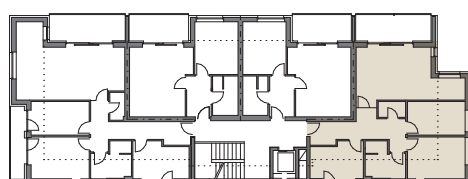
FLÄCHE / SUPERFICIE
Netto 44,87 m²
Verkaufsfläche / superficie commerciale 61,69 m²



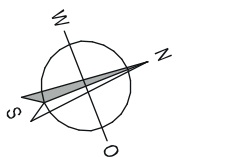
0 1m 2m 3m

Maßstab / scala 1:75

12 WOHNUNG
APPARTAMENTO

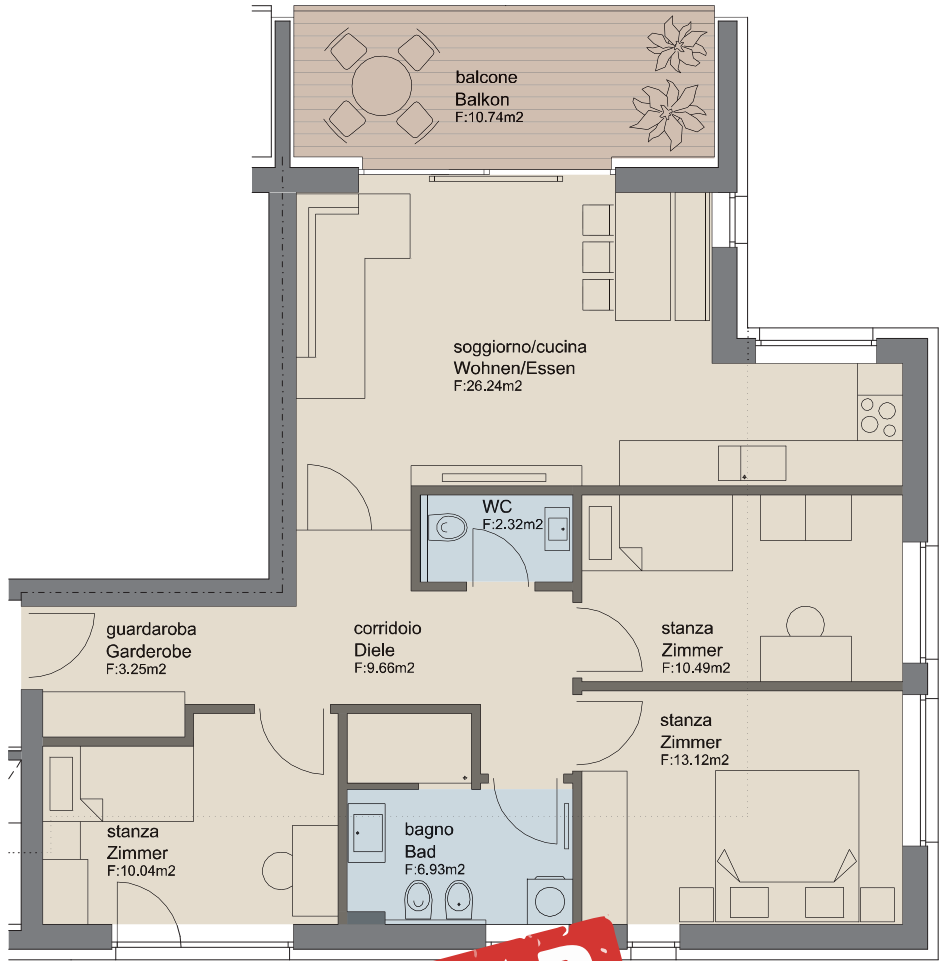
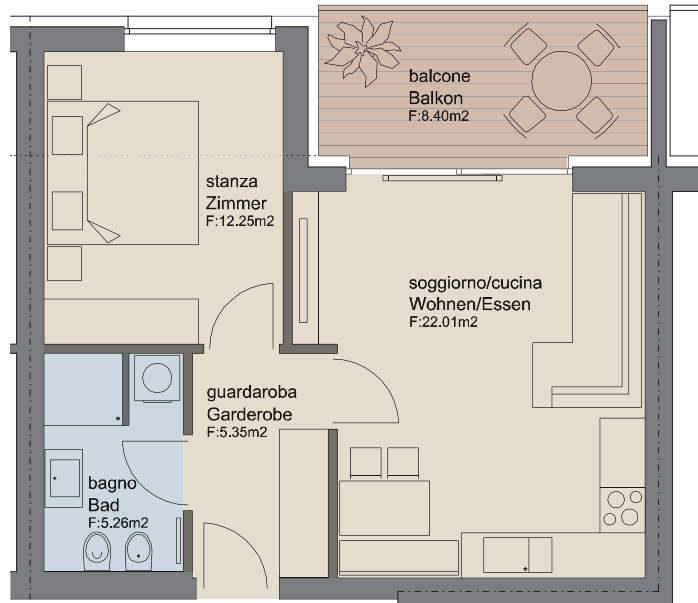


FLÄCHE / SUPERFICIE
Netto 82,05 m²
Verkaufsfläche / superficie commerciale 110,96 m²



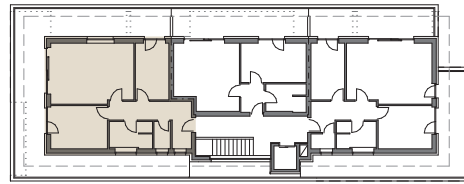
0 1m 2m 3m

Maßstab / scala 1:75



WOHNUNG
APPARTAMENTO

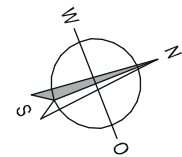
13



FLÄCHE / SUPERFICIE

Netto 70,26 m²

Verkaufsfläche / superficie commerciale 109,26 m²

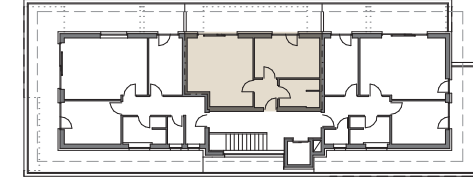


0 1m 2m 3m

Maßstab / scala 1:75

WOHNUNG
APPARTAMENTO

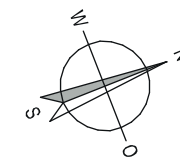
14



FLÄCHE / SUPERFICIE

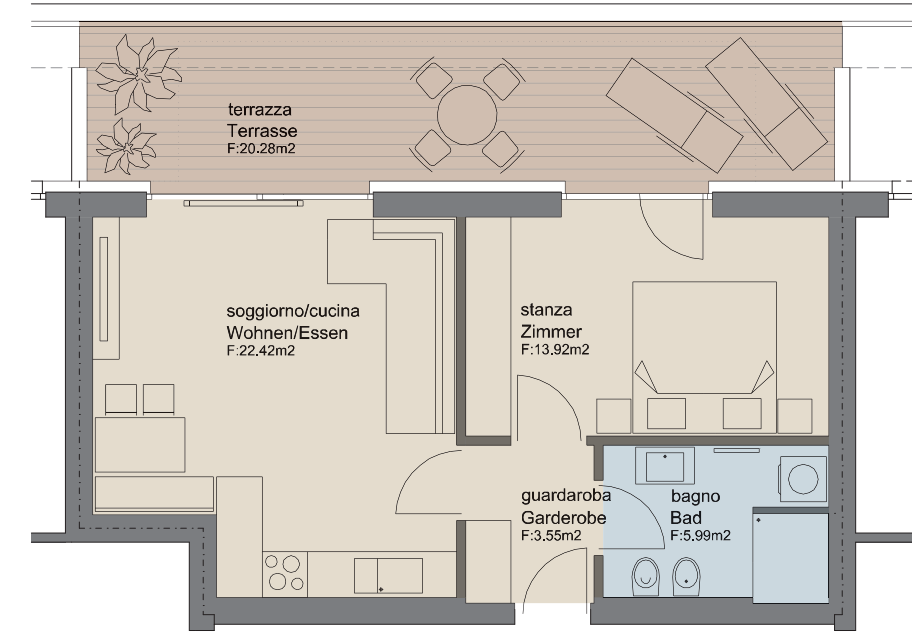
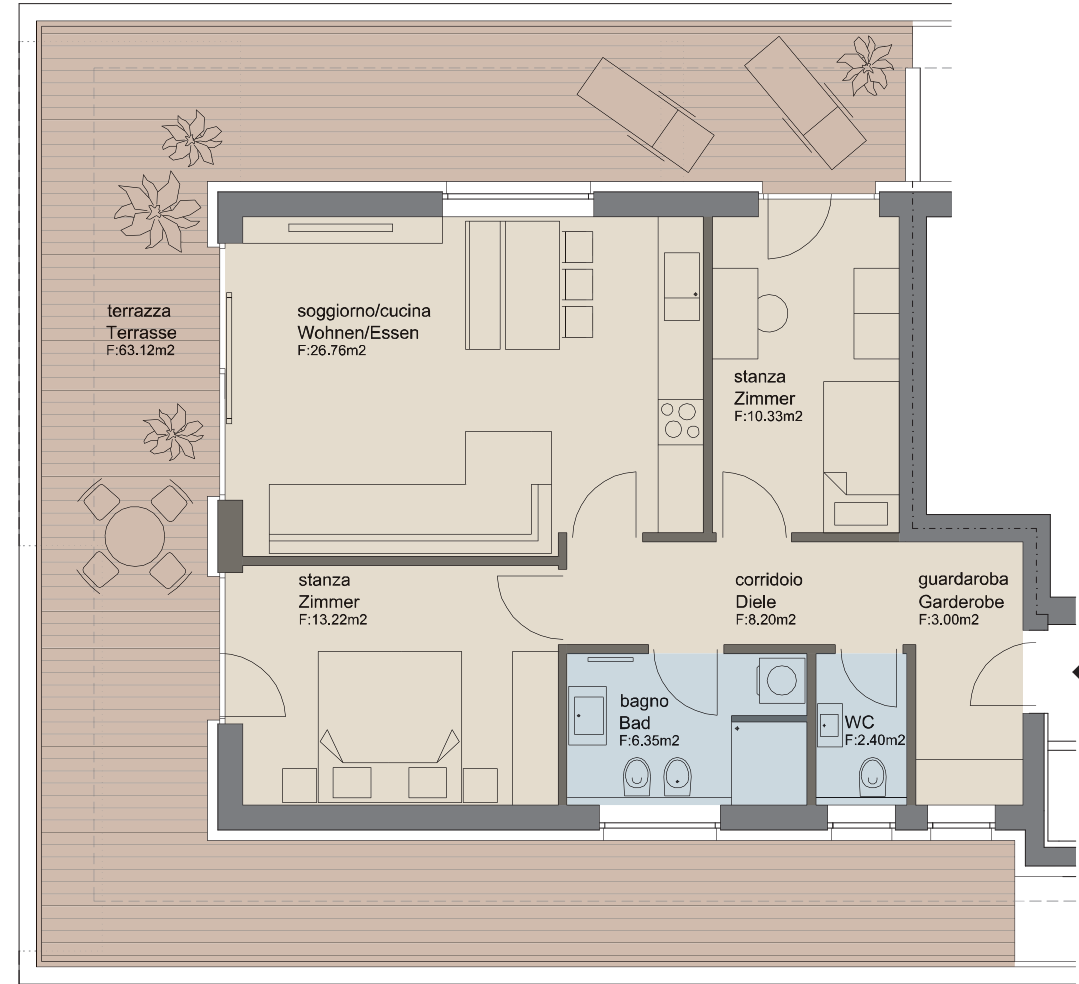
Netto 44,88 m²

Verkaufsfläche / superficie commerciale 64,43 m²



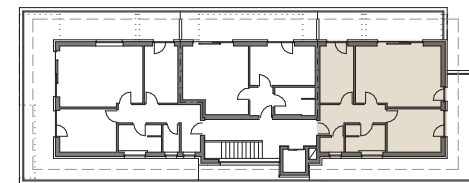
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Maßstab / scala 1:75



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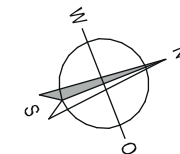
WOHNUNG APPARTAMENTO 15



FLÄCHE / SUPERFICIE

Netto 66,16 m²

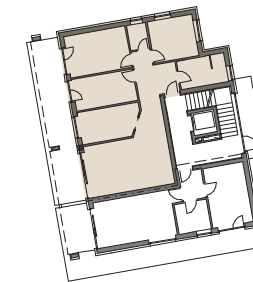
Verkaufsfläche / superficie commerciale 101,48 m²



0 1m 2m 3m

Maßstab / scala 1:75

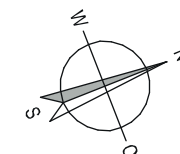
WOHNUNG APPARTAMENTO 16



FLÄCHE / SUPERFICIE

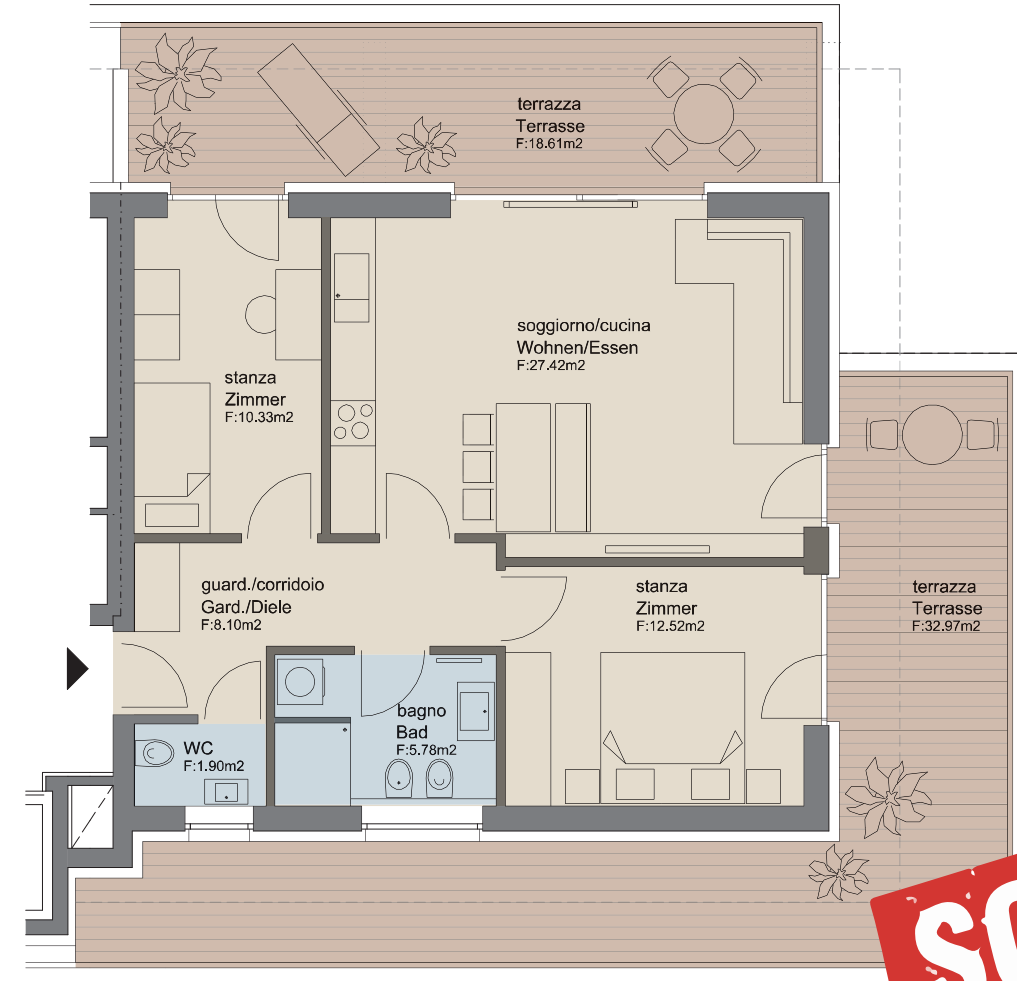
Netto 92,73 m²

Verkaufsfläche / superficie commerciale 128,67 m²



0 1m 2m 3m

Maßstab / scala 1:75

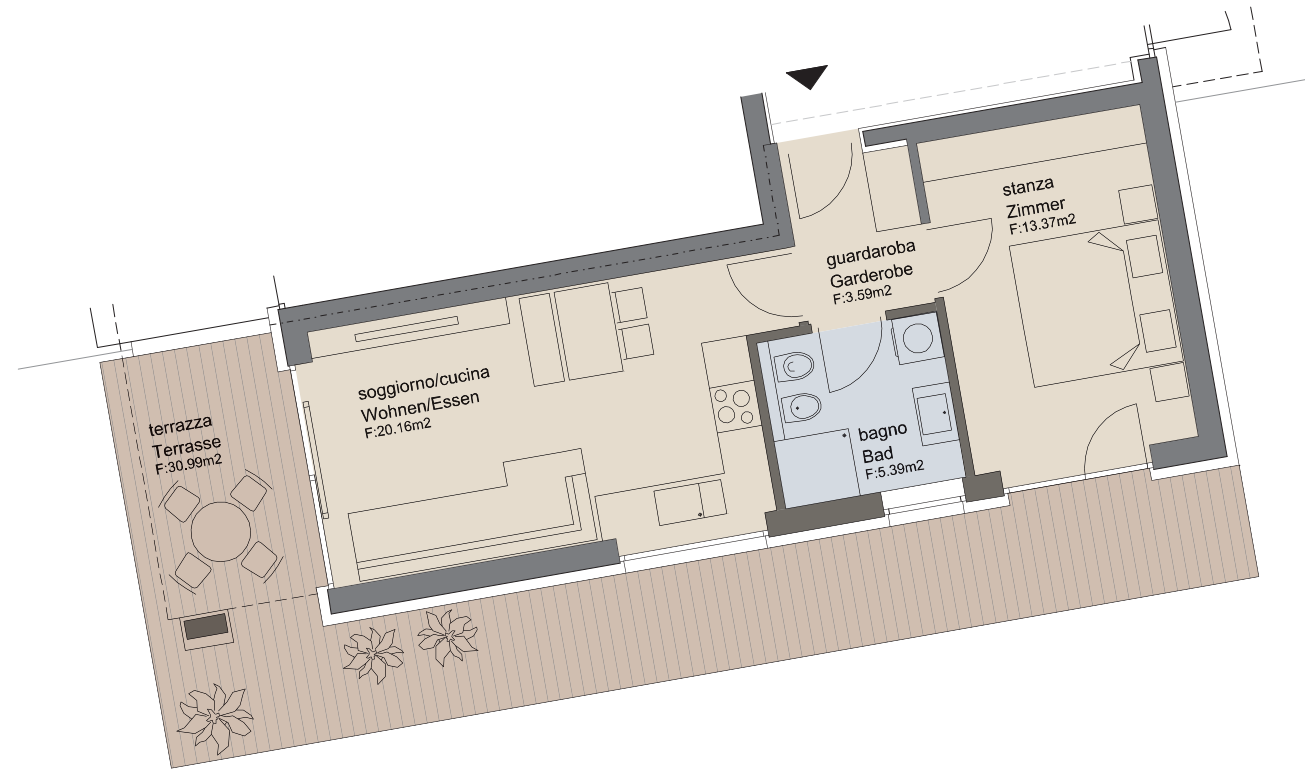


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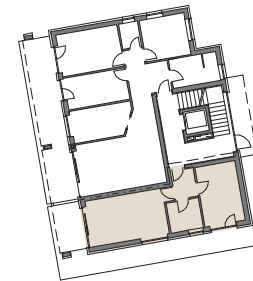


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WOHNUNG APPARTAMENTO 17



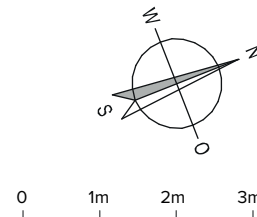
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FLÄCHE / SUPERFICIE

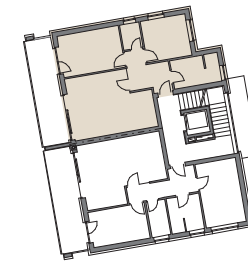
Netto 42,51 m²

Verkaufsfläche / superficie commerciale 65,95 m²



Maßstab / scala 1:75

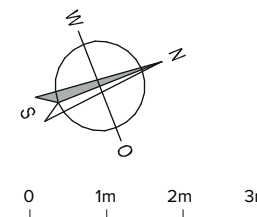
WOHNUNG APPARTAMENTO 18



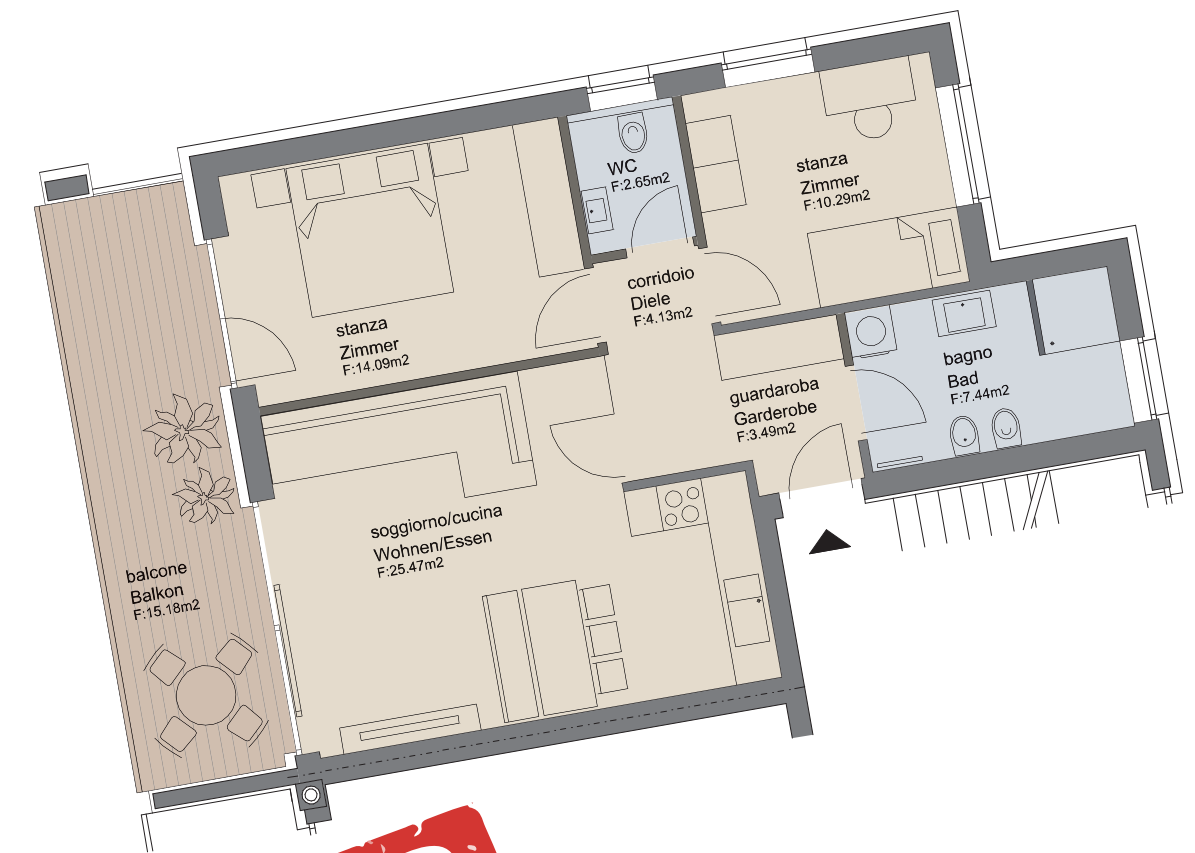
FLÄCHE / SUPERFICIE

Netto 67,56 m²

Verkaufsfläche / superficie commerciale 93,90 m²

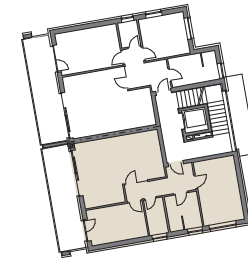


Maßstab / scala 1:75



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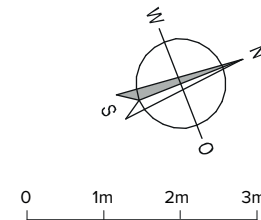
WOHNUNG APPARTAMENTO 19



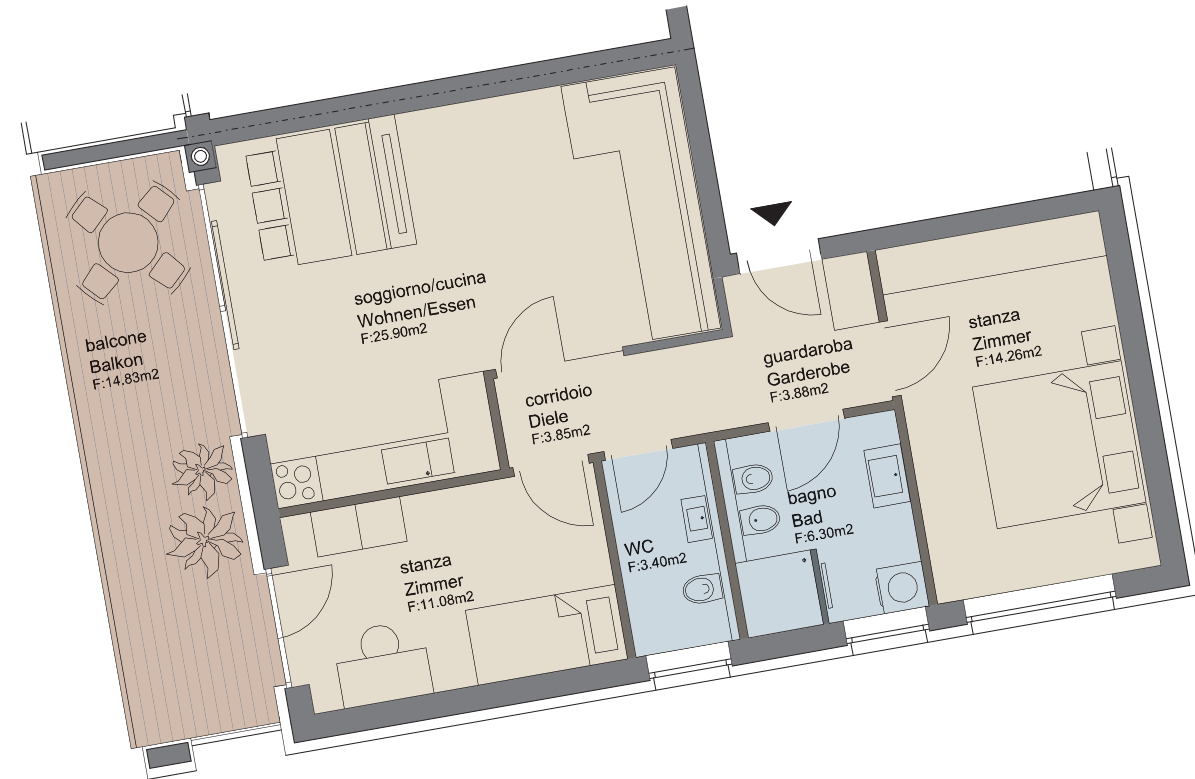
FLÄCHE / SUPERFICIE

Netto 68,67 m²

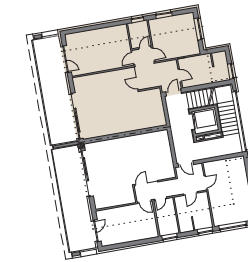
Verkaufsfläche / superficie commerciale 95,20 m²



Maßstab / scala 1:75



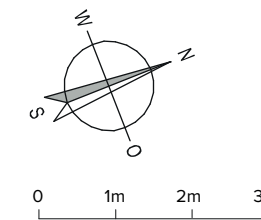
20 WOHNUNG APPARTAMENTO



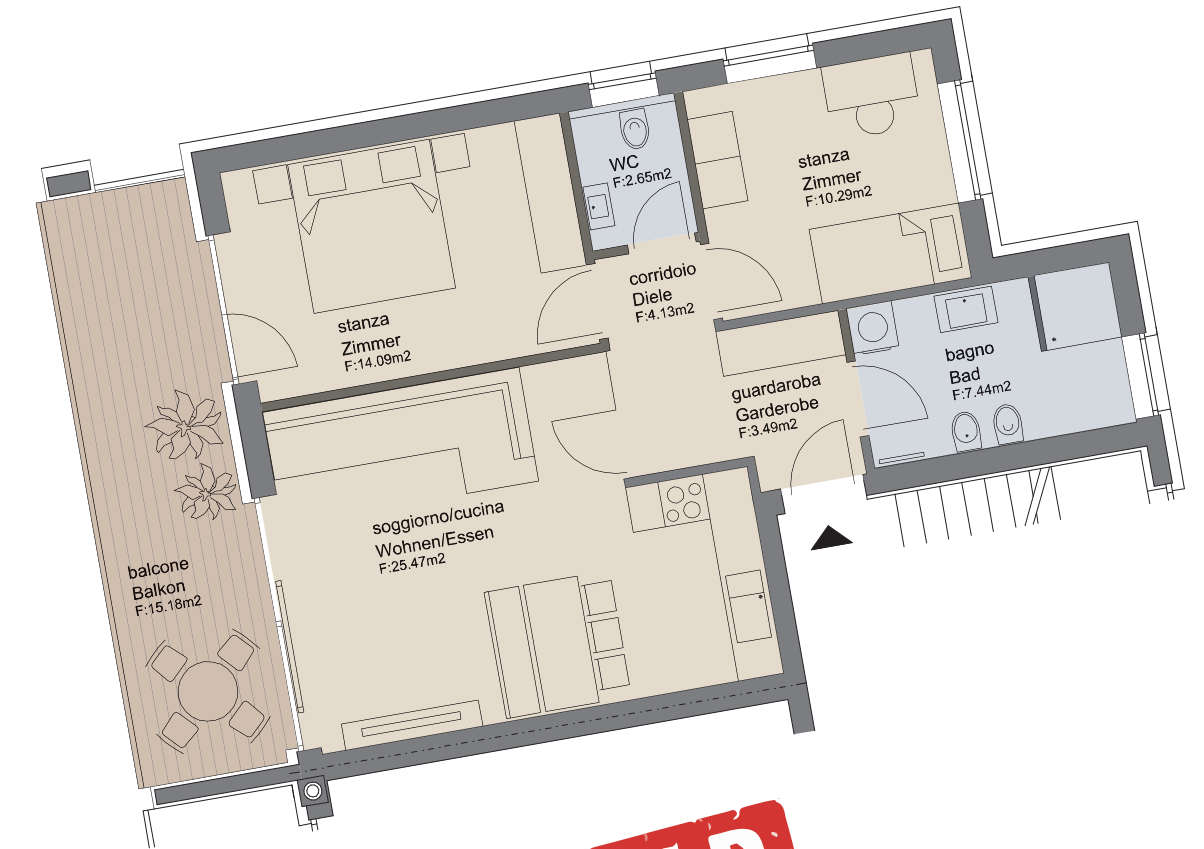
FLÄCHE / SUPERFICIE

Netto 67,56 m²

Verkaufsfläche / superficie commerciale 93,90 m²

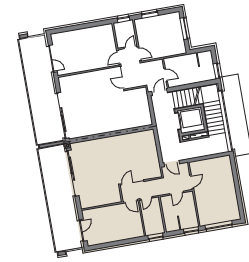


Maßstab / scala 1:75



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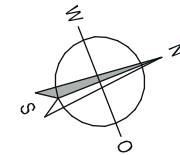
WOHNUNG APPARTAMENTO 21



FLÄCHE / SUPERFICIE

Netto 68,67 m²

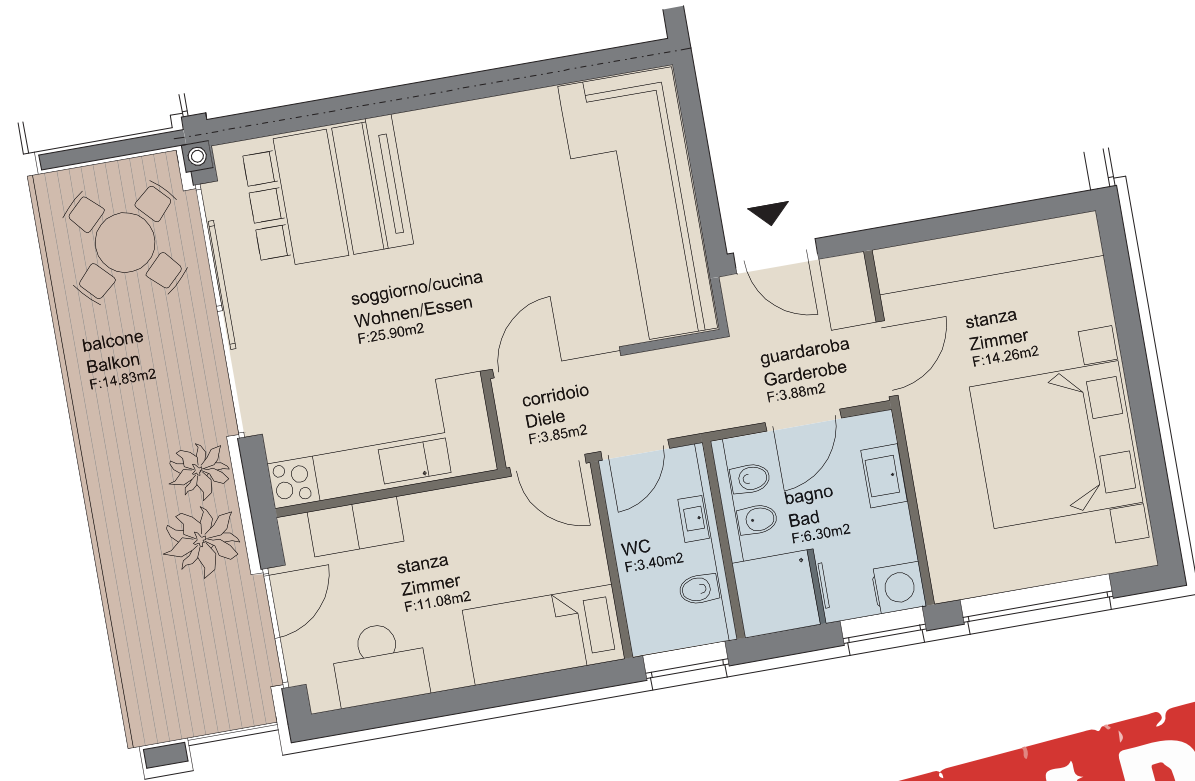
Verkaufsfläche / superficie commerciale 95,20 m²



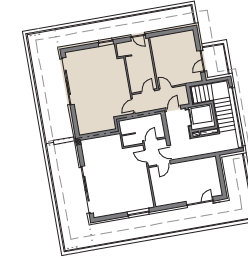
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Maßstab / scala 1:75

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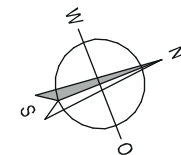
WOHNUNG APPARTAMENTO 22



FLÄCHE / SUPERFICIE

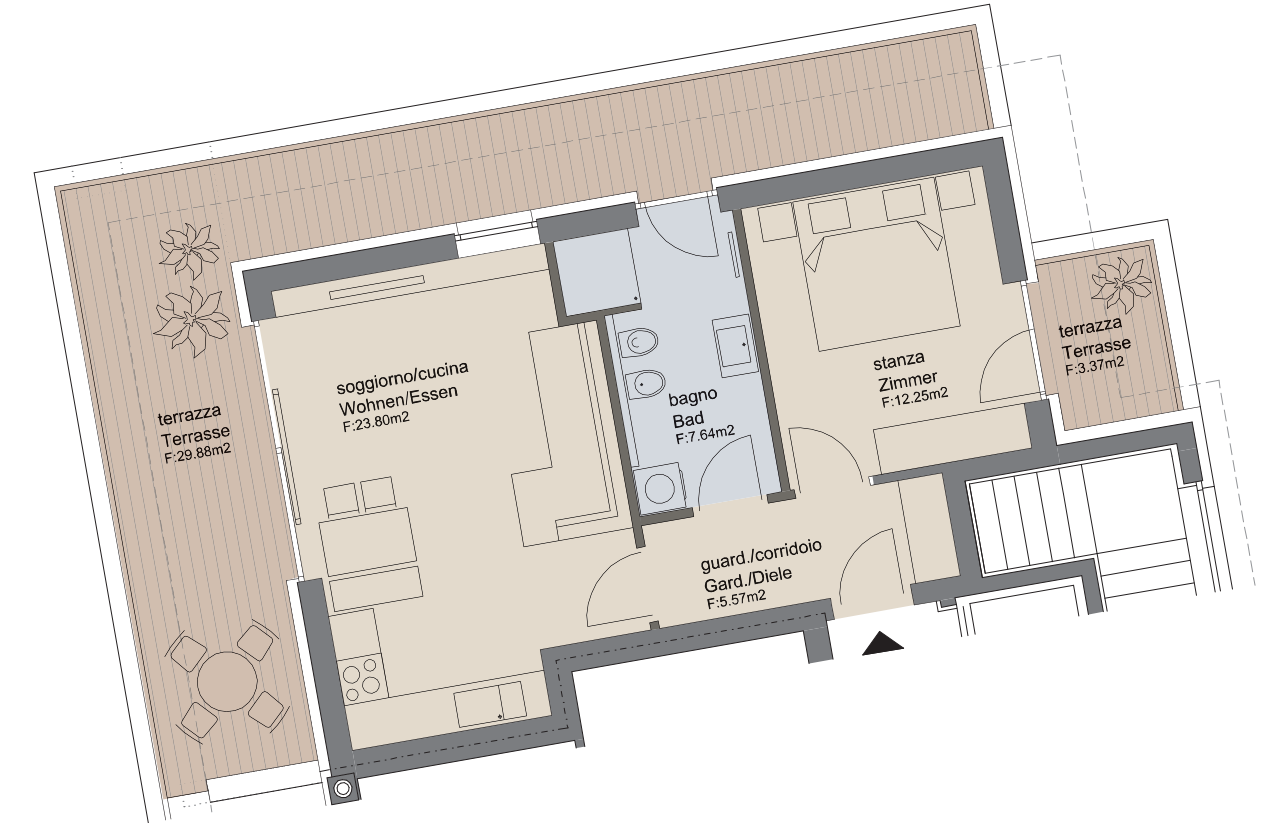
Netto 49,26 m²

Verkaufsfläche / superficie commerciale 74,01 m²

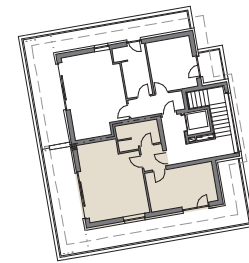


0 1m 2m 3m

Maßstab / scala 1:75



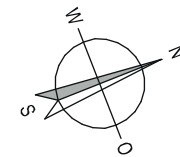
WOHNUNG APPARTAMENTO 23



FLÄCHE / SUPERFICIE

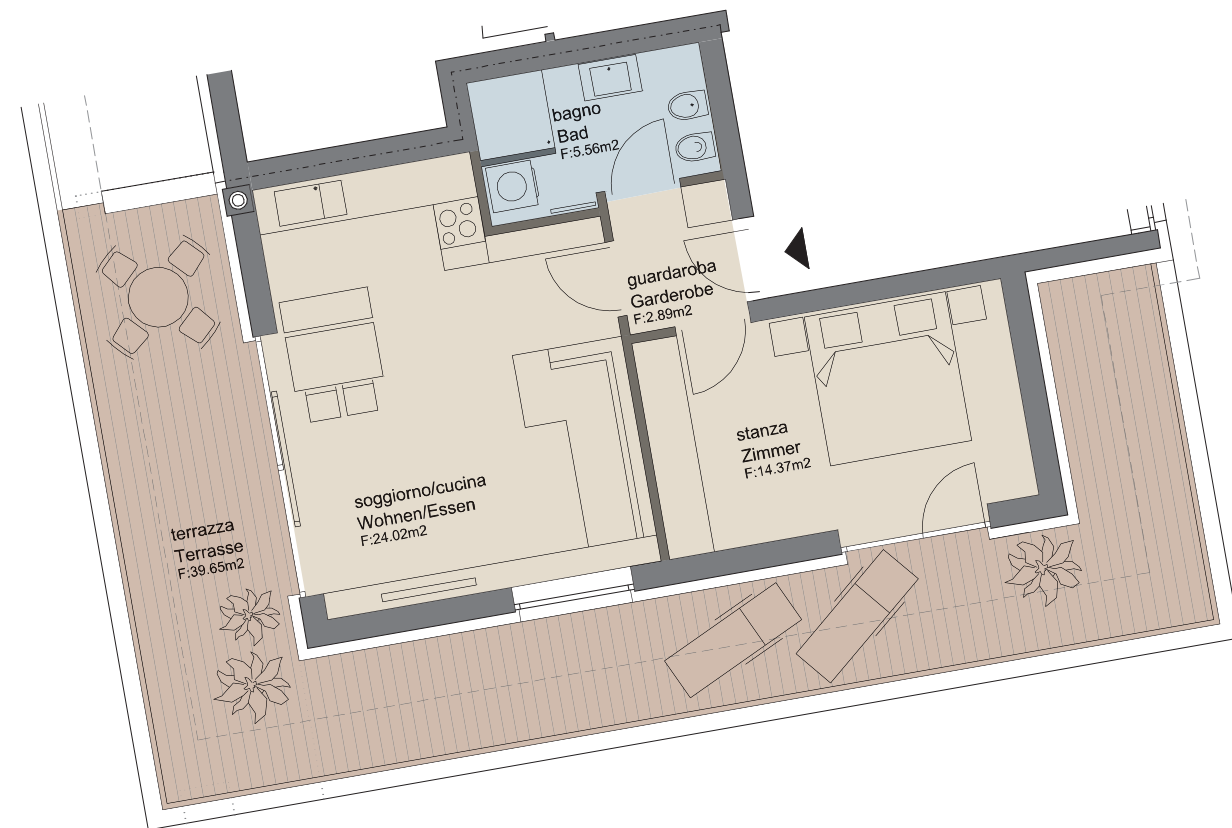
Netto 46,84 m²

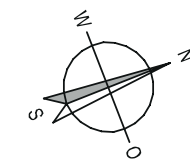
Verkaufsfläche / superficie commerciale 72,79 m²



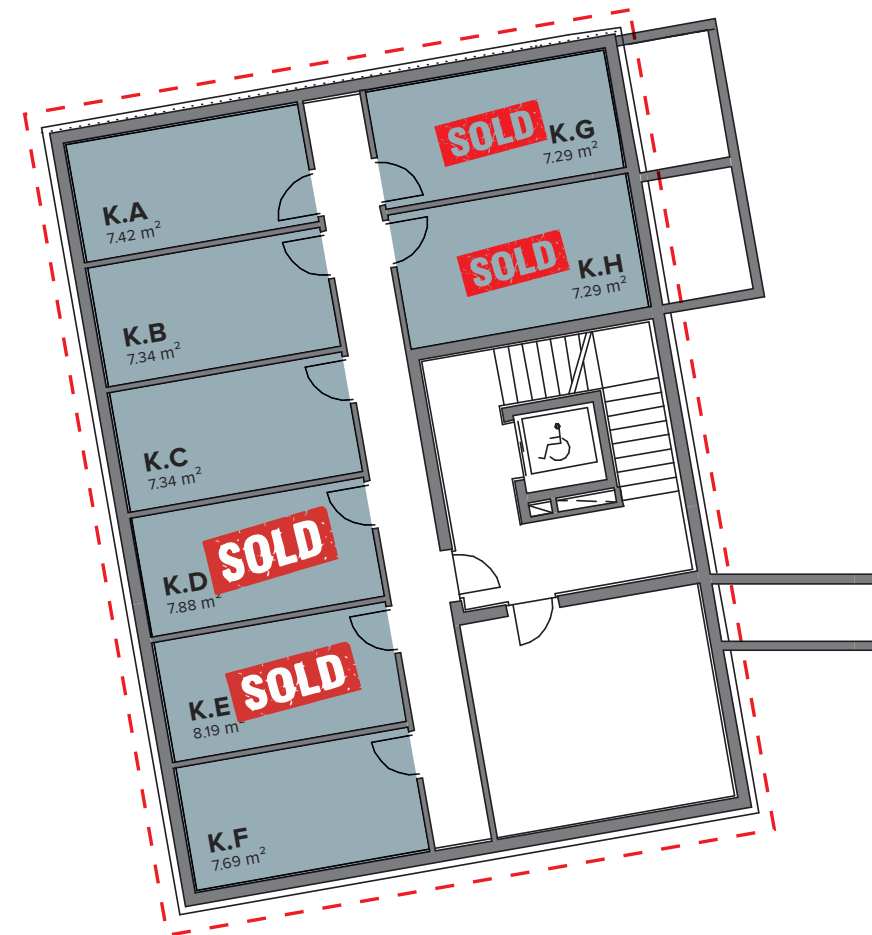
0 1m 2m 3m

Maßstab / scala 1:75

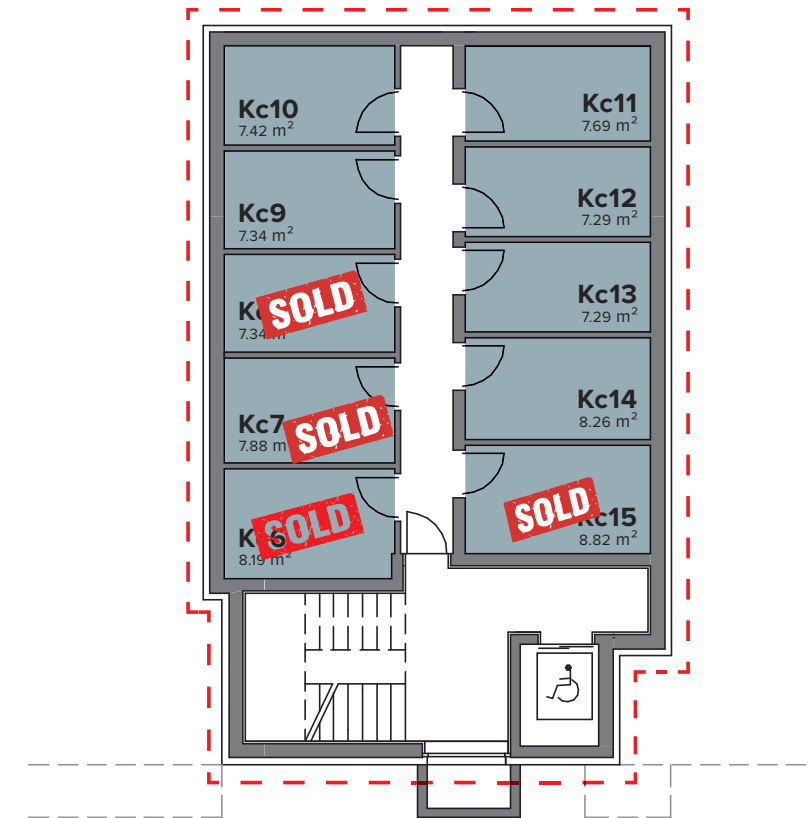




Kellergeschoss -1
Seminterrato -1



Kellergeschoss -2
Seminterrato -2





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