

OPTIMUSS

PREMIUM IMMOBILIEN GMBH

a peaceful  
**LIFE**  
*in the city*

**An investment that will  
pay dividends for a  
lifetime**

Ketzergasse



Home is where  
your story begins.

With 3+1 2+1 1+1  
Duplex options...





## enjoy the green

Ketzergerasse offers the values that add privilege to life in selected and thoughtful details!

Low-rise and horizontal architecture, windows that let in light all the way to the floor, large and spacious interiors, quality at its core. The choice of material carries colors like a painting.

Ketzergerasse Privileges will surround you all around you.





a peaceful  
**LIFE**  
*in the city*











**Impressive and spacious**  
interiors with the use of  
modern and quality materials









# Apartment 1

FLOOR PLAN

**2+1** 103m<sup>2</sup>

Living area - kitchen	51m <sup>2</sup>
Bedroom1	23m <sup>2</sup>
Bedroom2	14m <sup>2</sup>
Hall	8m <sup>2</sup>
Bathroom	4,5m <sup>2</sup>
Wc	1,5m <sup>2</sup>



# Apartment 2

FLOOR PLAN



**1+1** 44m<sup>2</sup>

Living area - kitchen	27m <sup>2</sup>
Bedroom	11m <sup>2</sup>
Bathroom	5m <sup>2</sup>



# Apartment 3

FLOOR PLAN



first floor

**1+1** 73m<sup>2</sup>

Living area - kitchen	39m <sup>2</sup>
Bedroom	17m <sup>2</sup>
Bathroom	8m <sup>2</sup>
Wc	2m <sup>2</sup>



apartment 4  
**DUPLEX**  
FLOOR PLAN



**2+1** 64m<sup>2</sup>

m<sup>2</sup>

Living area - kitchen 29m<sup>2</sup>  
Bedroom 1 11m<sup>2</sup>  
Bedroom 2 10m<sup>2</sup>

Bathroom 5m<sup>2</sup>  
Wc 2,5m<sup>2</sup>



# Apartment 5

FLOOR PLAN



**2+1** 94m<sup>2</sup>

Living area - kitchen	37m <sup>2</sup>
Bedroom 1	23m <sup>2</sup>
Bedroom 2	11m <sup>2</sup>
Bathroom	5m <sup>2</sup>
Wc	2m <sup>2</sup>



apartment 6  
DUPLEX  
FLOOR PLAN



second floor

**2+1** 113m<sup>2</sup>

Living area - kitchen	37m <sup>2</sup>
Bedroom	17m <sup>2</sup>
Bathroom	6m <sup>2</sup>
Gallery	53m <sup>2</sup>
Terrace	15m <sup>2</sup>



second floor



Terrace floor

apartment 7  
DUPLEX  
FLOOR PLAN



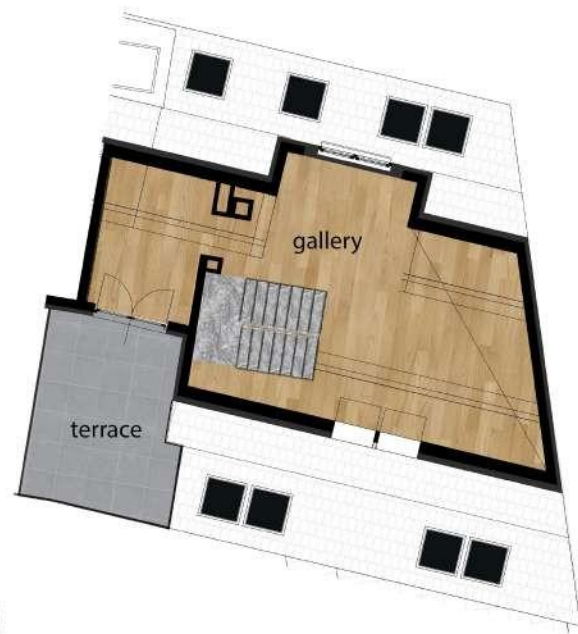
second floor

2+1 128m<sup>2</sup> m<sup>2</sup>

Living area - kitchen	37m <sup>2</sup>
Bedroom	18m <sup>2</sup>
Bathroom	5m <sup>2</sup>
Wc	2m <sup>2</sup>
Gallery	50m <sup>2</sup>
Terrace	15m <sup>2</sup>



second floor



Terrace floor

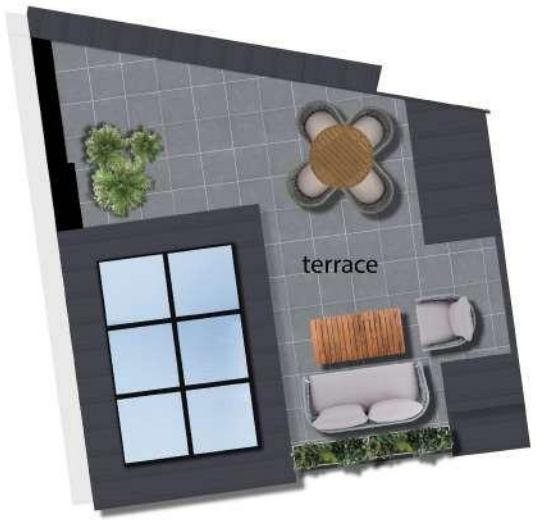
house 1  
**DUPLEX**  
 FLOOR PLAN



ground floor



first floor



penthouse

1+1		65m <sup>2</sup> + 21m <sup>2</sup>		m <sup>2</sup>	
Living area - kitchen	29m <sup>2</sup>	Bathroom	5m <sup>2</sup>		
Bedroom	22m <sup>2</sup>	Terrace	21m <sup>2</sup>		

house 2  
**DUPLEX**  
 FLOOR PLAN



1+1		66m <sup>2</sup> + 21m <sup>2</sup>		m <sup>2</sup>	
Living area - kitchen	30m <sup>2</sup>	Bathroom	4m <sup>2</sup>		
Bedroom	22m <sup>2</sup>	Terrace	21m <sup>2</sup>		

house 3  
**DUPLEX**  
 FLOOR PLAN



first floor



ground floor

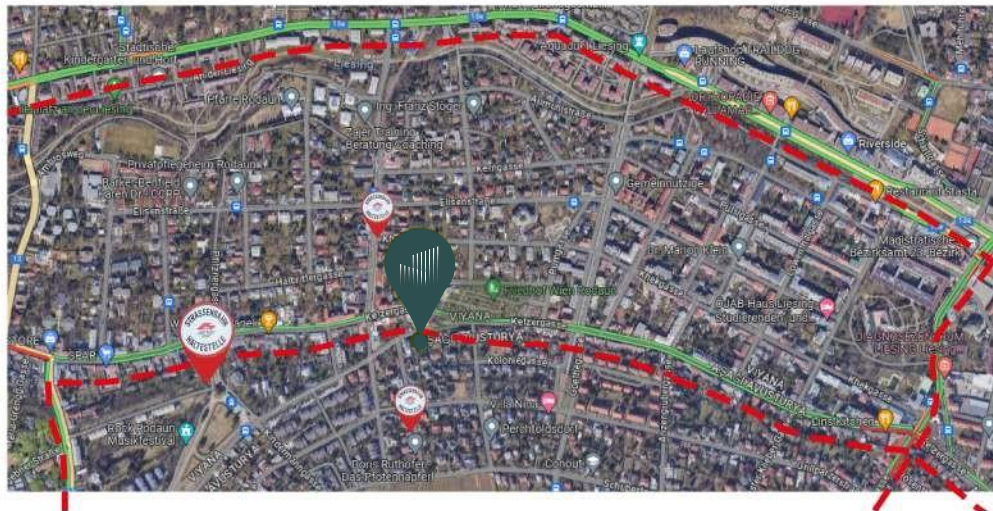


penthouse

**3+1** 112m<sup>2</sup> + 55m<sup>2</sup>

Living area - kitchen	36m <sup>2</sup>	Hall	9m <sup>2</sup>
Wc	2m <sup>2</sup>	Bathroom	7m <sup>2</sup>
Bedroom1	23m <sup>2</sup>	Terrace	55m <sup>2</sup>
Bedroom2	11m <sup>2</sup>		
Bedroom3	10m <sup>2</sup>		

## Vienna has been chosen as the safest metropolis in Europe for 9 years



\*Airport- 20minut

\*Riverside Shopping mall- 5minut

\*Liesing railway station- 1.4km

\*Highway- 2km

\*Parking for two cars for each house

\*Walking parks and swimming pool- 5minut

\* Delivery- December 2023

