



HARING

GROUP



HARING HOMES
@ FONTANA
2522 OBERWALTERSDORF

14
luxurious family homes
—
approx.
195 m² - 343 m²



The company

As a comprehensive property developer, the Haring Group purchases, plans, constructs and sells high-quality residential and buy-to-let properties. Experience, know-how and consultancy form the basis of its specific services – from tailored investment concepts to favourable financing models, all the way to individual property management solutions.

This makes the company far more than the sum of its parts: a professional partner that is there for its customers every step of the way, supporting them with comprehensive expertise.

Over 150 successfully implemented residential and house construction projects in and around Vienna as well as more than 6,800 satisfied customers speak for themselves – with the Haring Group, properties have a solid foundation.

6,800
satisfied customers

Real estate competence under one roof

With locations in Graz and Vienna, the Haring Group is an established full-service provider for all aspects of the entire life cycle of a property. The planning, realisation and administration of real estate projects are all carried out under one roof. Customers and partners of the company profit from short paths of communication and synergy effects between the individual divisions of the company.

The Haring Group's projects are implemented in attractive locations with a high quality of life and are always geared towards the needs of the future residents: business trends and market analyses influence the planning just as much as ecological and economic principles. At the very centre of this is always the latest state of development of technology, design and environmental sustainability. This is how the Group creates real estate projects that will endure – today and in future.



Haring Group Headquarter Vienna – Doningasse 12, 1220 Vienna

Aesthetics,
sustainability,
functionality.

Cornerstone for
harmonious living spaces



Company philosophy

Fairness, reliability and humanity – these principles are lived and put into practice each and every day in the Haring Group. An atmosphere of respect and appreciation is what characterises the company, and this is reflected in the business relationships with customers and partners.

Personal service is a central element of this creed: a direct contact partner is responsible for all matters, and has access to all the company's resources to fulfil this task.

This allows for considerable cost and time advantages throughout the entire life cycle of a property – unbureaucratic decision-making processes, swift action and individual solutions contribute a great deal in this regard.

Corporate responsibility

In its projects, the Haring Group combines appealing architecture, aesthetics, functionality and sustainability with the requirements stipulated by the economy, standardisation guidelines and building regulations.

This is how living spaces are created that, thanks to the harmonious combination of all resources, are attractive to their residents in the long term and make optimum use of the available space with well-thought out floor plans.



Business divisions & synergies

The Haring Group divides its services catering to all the phases of a real estate project into five business divisions:

investment, real estate brokerage, financing, development and property management.

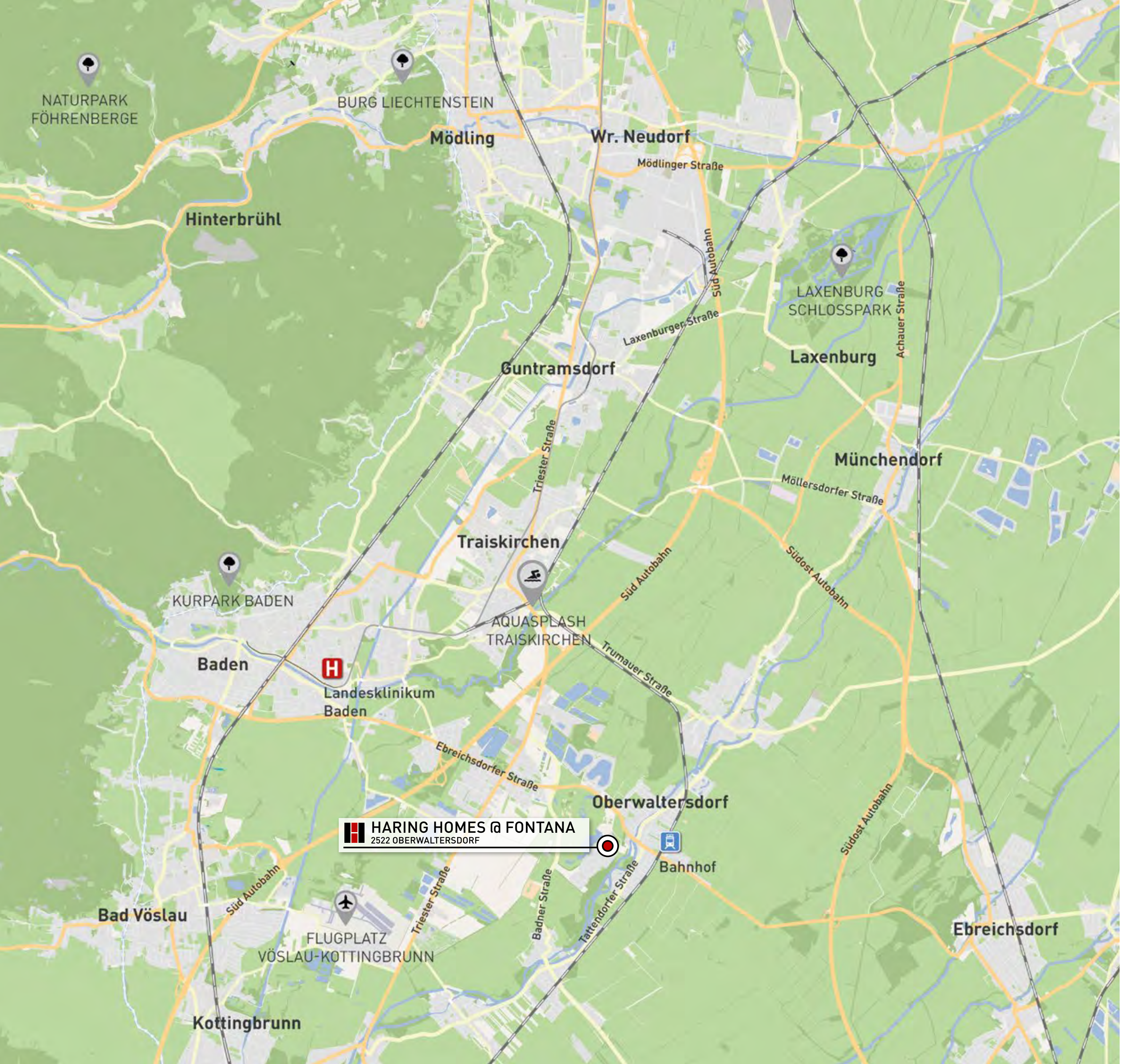
The resulting synergy effects are available to the customer at all times, and are what make the company a high-performing, competent partner.

One project,
five areas

to guarantee a perfect project workflow







PROJECT ENVIRONMENT

Haring Homes @ Fontana
2522 Oberwaltersdorf

Shopping

Spar → 550 m
Billa → 850 m
Hofer → 8.4 km
Shopping City Süd → 17 km

Education

Nursery school → 850 m
Elementary school → 750 m
Grammar school → 700 m
Secondary school → 7.9 km

Health

Pharmacy → 1.1 km
General practitioner → 700 m
Pediatrist → 5.3 km
Landeskrlinikum Baden → 6.3 km

Traffic

Station Oberwaltersdorf → 1.6 km
Bus 363 → 1.1 km
On-ramp A2 → 4.0 km
On-ramp A3 → 4.7 km
Airport Vienna → 40 km

Leisure

Fontana golf → local
Fontana tennis → local
Fontana fitness → local
Fontana bathing lake with sandy beach → local
Aqua Splash Traiskirchen → 5.0 km
Kurpark Baden → 9.0 km
Schlosspark Laxenburg → 14.4 km

FONTANA - A LIFESTYLE



Your dream home

The residential area fulfils your needs for tranquillity, relaxation and a sense of well-being in combination with all the amenities offered by FONTANA and its surroundings.



Fitness, wellness & relaxation

All for your well-being.



Machines for cardio and strength training, gymnastics area, sauna complex, relaxation room and turquoise-blue bathing lake with sunbathing terrace and beach.

Celebrate exclusive events

The club house offers the perfect exclusive atmosphere for your event.



Golf

The highest quality standards make FONTANA one of Europe's top golf courses.



Culinary highlight

At the club house, looking out over the turquoise-blue bathing lake, enjoy culinary delights of the highest quality.

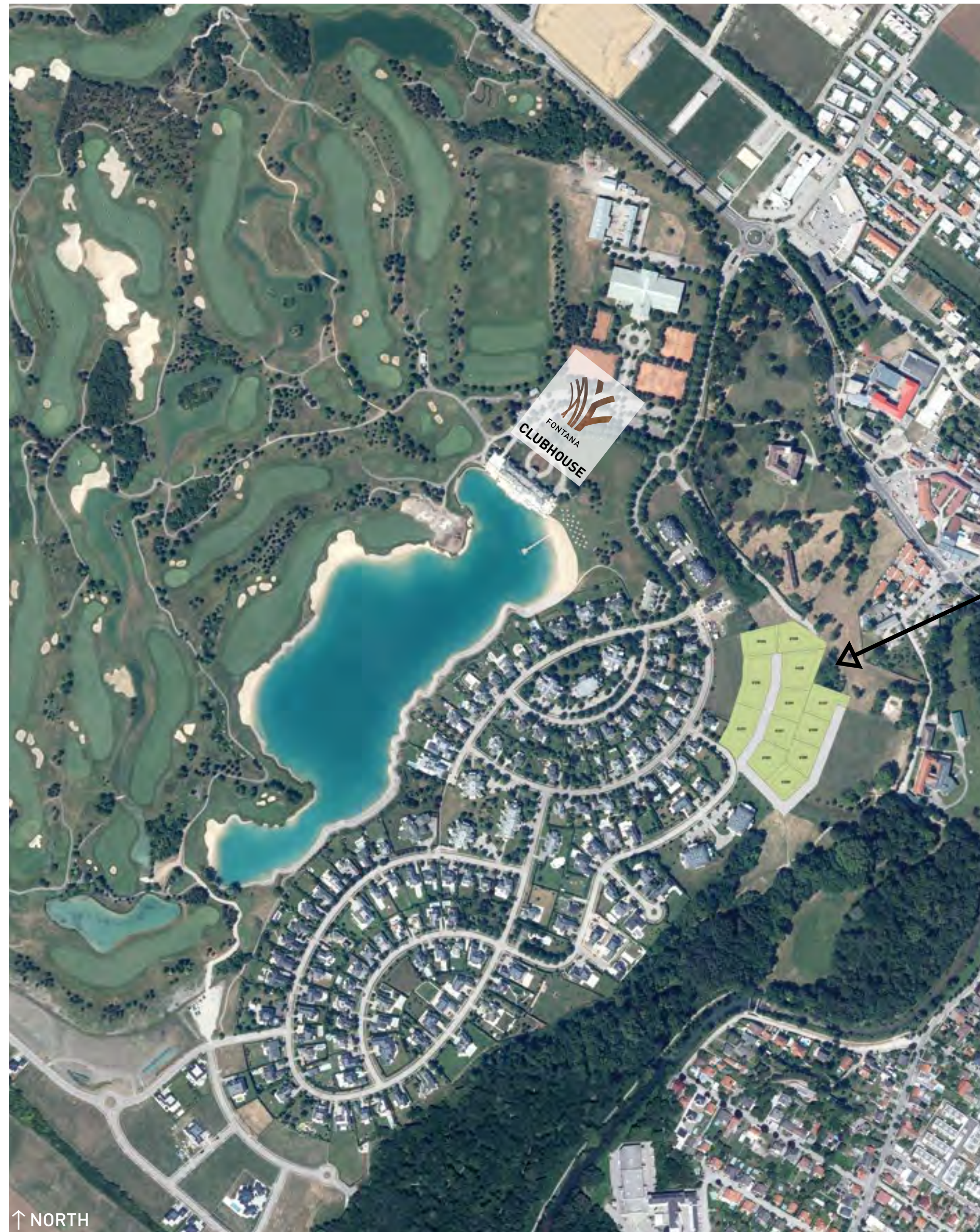


Tennis

5 outdoor clay courts are available for you.



LOCATION



PROPERTY OVERVIEW

PROPERTY	PLOT AREA	TOTAL LIVING SPACE	GROUND FLOOR	TOP FLOOR	BASEMENT
6/349	1,473 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/350	1,193 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/350	1,081 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/351	982 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/351	1,013 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/352	1,458 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/353	1,219 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/354	1,392 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/355	2,126 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/356	1,664 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/357	1,561 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
Show house 6/389	1,255 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/390	1,238 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²
6/209	1,361 m ²	195.44 m ²	100.44 m ²	95.00 m ²	104.86 m ²

BUILDING VERSION TYPE VIOLET





OVERVIEW



GROUND FLOOR

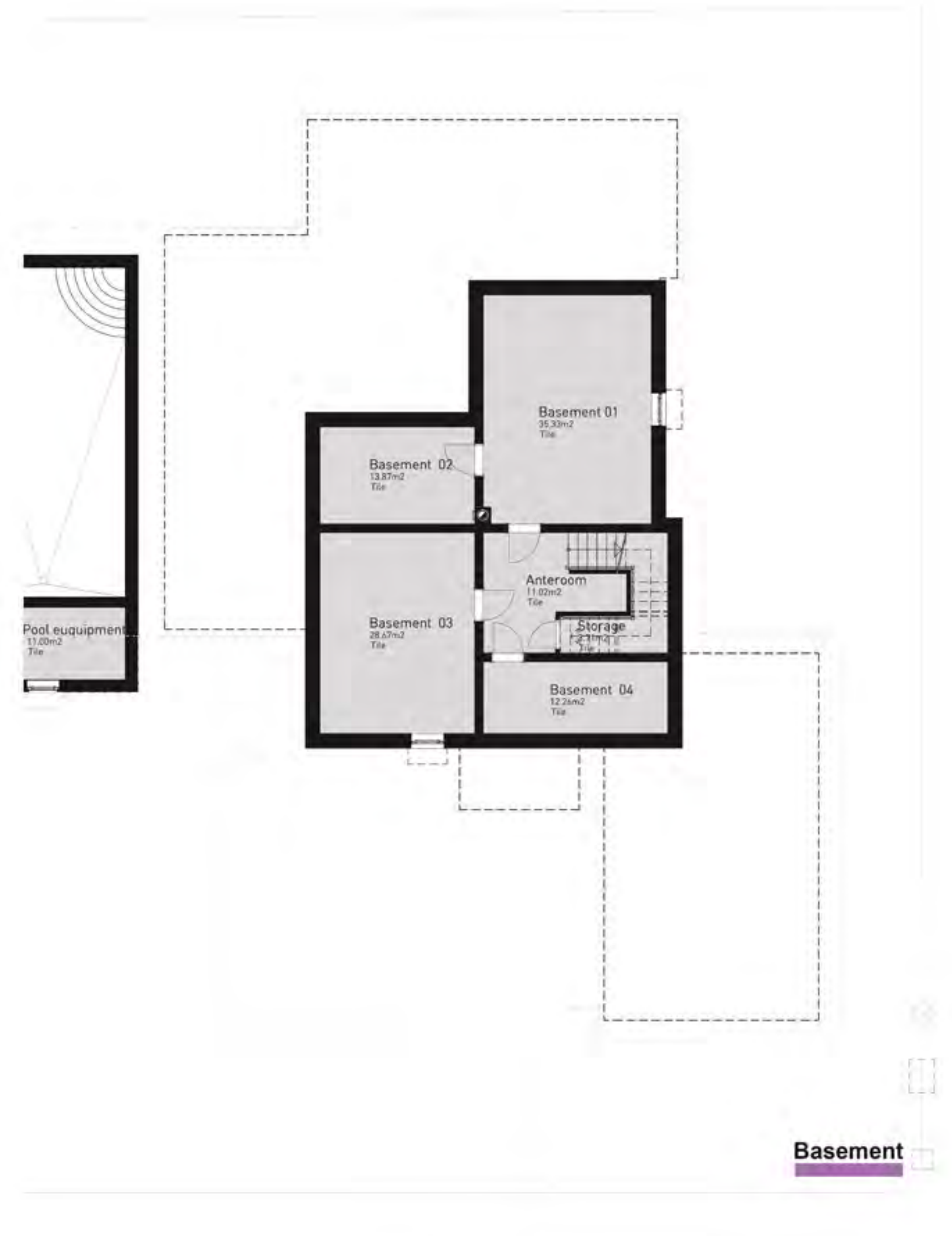


TOP FLOOR



00 02 04 06 08 10

BASEMENT



00 02 04 06 08 10





PROPERTY OVERVIEW

PROPERTY	PLOT AREA	TOTAL LIVING SPACE	GROUND FLOOR	TOP FLOOR	BASEMENT
6/349	1,473 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/350	1,193 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/350	1,081 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/351	982 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/351	1,013 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/352	1,458 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/353	1,219 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/354	1,392 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/355	2,126 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/356	1,664 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/357	1,561 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/389	1,255 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/390	1,238 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²
6/209	1,361 m ²	267.16 m ²	133.05 m ²	134.11 m ²	136.27 m ²

BUILDING VERSION TYPE RED





OVERVIEW



GROUND FLOOR



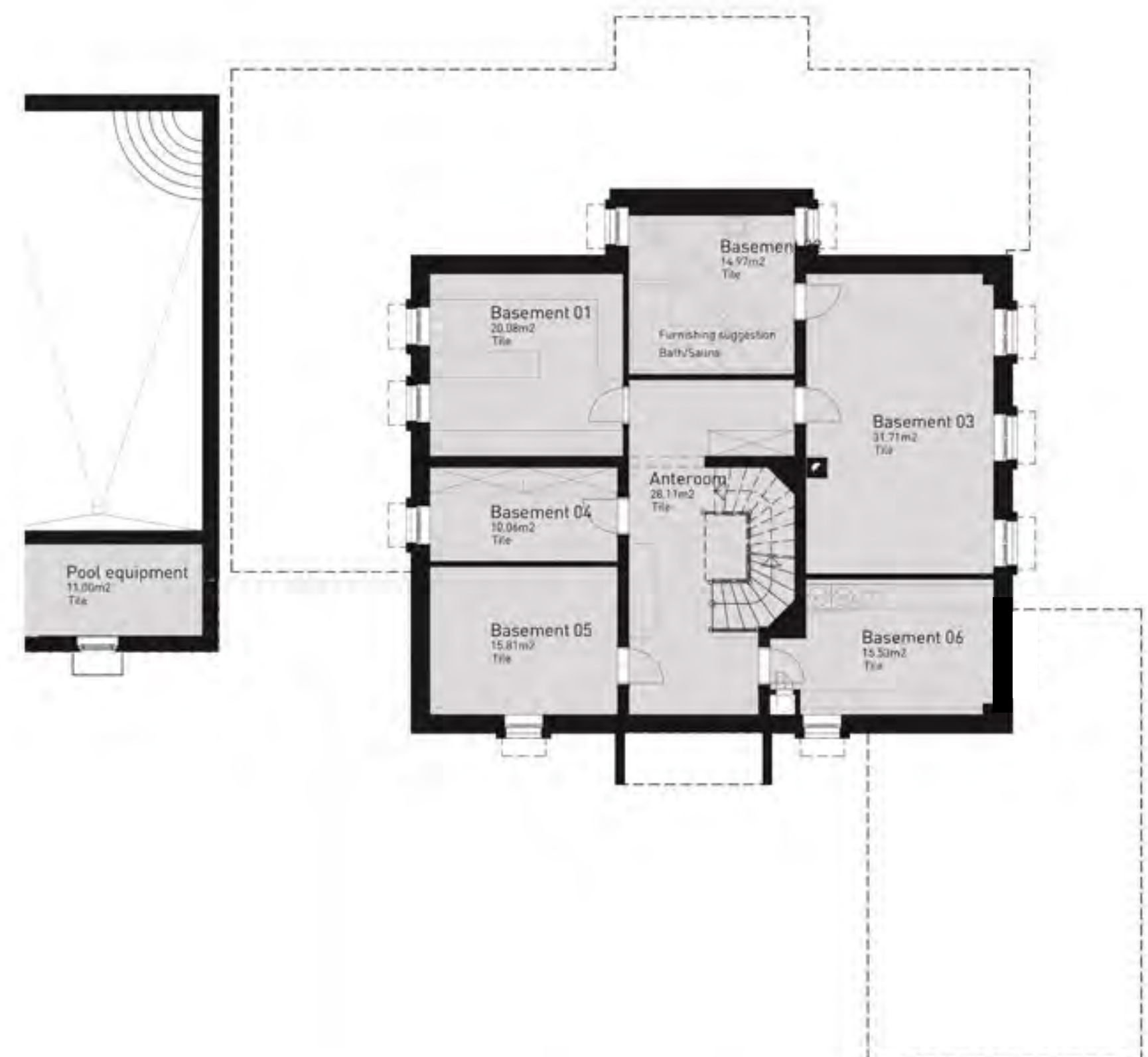
TOP FLOOR



Top floor

00 02 04 06 08 10

BASEMENT



Basement

00 02 04 06 08 10





PROPERTY OVERVIEW

BUILDING VERSION TYPE BLUE

PROPERTY	PLOT AREA	TOTAL LIVING SPACE	GROUND FLOOR	TOP FLOOR	BASEMENT
6/349	1,473 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/350	1,193 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/350	1,081 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/351	982 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/351	-	-	-	-	-
6/352	1,458 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/353	1,219 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/354	1,392 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/355	2,126 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/356	1,664 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/357	1,561 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/389	1,255 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/390	1,238 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²
6/209	1,361 m²	342.54 m²	148.70 m²	193.84 m²	153.39 m²





OVERVIEW



GROUND FLOOR



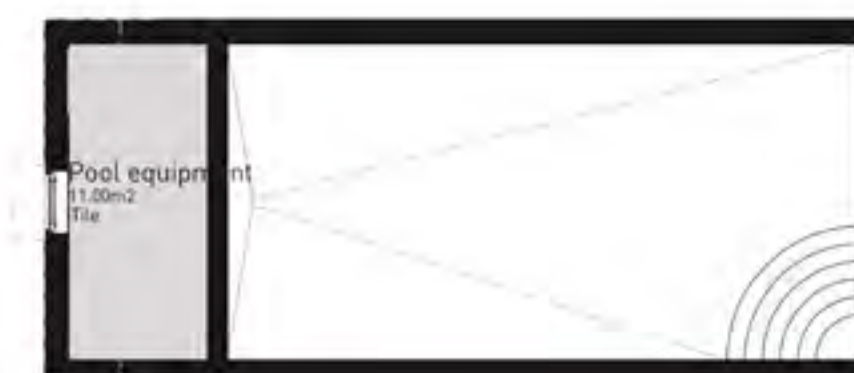
TOP FLOOR

BASEMENT



Top floor

00 02 04 06 08 10



Basement

00 02 04 06 08 10





PERFORMANCE DESCRIPTION

Family home complex: Haring Homes @ Fontana

Characteristics according to planning folder

Technical consultation

Our specialist consultants are available to provide you with professional support in the planning of your own home at no cost and with no obligation – even for property and financing questions.

Planning/construction management

Specialists take on the planning incl. submission of plans (including structural analysis + construction physics). The supervision is carried out by your personal construction manager.

Construction site equipment

Preparation of the construction site.
Delivery and collection of the equipment, machines, formwork and auxiliary materials etc. necessary for the construction of the house.

Basement

Excavation work

Excavation of the building pit incl. inspection pits; excavation material is partially stored on site, the rest is removed.

Foundation plate

Delivery and set-up of a C25/30 B1 water-resistant foundation plate made of reinforced concrete incl. joint tape, reinforcement and foundation earthing bands.

Walls

Installation of the exterior basement walls made of 30 cm water-resistant reinforced concrete. The ducts for drains, water and electricity are built into the exterior basement walls. (RDS pipelines)
Load-bearing interior basement walls built from 20 cm-wide vertically perforated bricks (VPB) and cement-lime mortar (CLM).
According to the structural analysis, load-bearing reinforced concrete or precast concrete walls are also possible.

Beams or coatings

The beams or coatings are implemented according to the structural requirements.

Ceiling/basement

Delivery and installation of in-situ concrete slab or precast ceiling incl. reinforcement according to structural requirements.

Staircase

Delivery and installation of an in-situ concrete or precast staircase from the basement to the ground floor. The staircase has a smooth surface and is suitable for tiles.

Basement waterproofing including insulation

Delivery and installation of single-layer basement waterproofing (e.g. manufactured by Stra-Tho-Tech) and thermal insulation made of XPS plates (incl. base) according to construction physics. Sealing up to ground level +15 cm.

Backfilling of the inspection pit

With suitable backfill material after the installation of the insulation plates.

Windows

Delivery and installation according to plan for basement windows.
Delivery and installation according to plan for light shafts with shaft cover grille.

Ground and top floor

Walls

Delivery and installation of the exterior walls with 25 cm-wide VPB built with CLM, incl. coating. Load-bearing interior walls. Using 25 cm VPB and non-load-bearing interior walls of 12 cm VPB according to plan.
Bricks: Wienerberger or equivalent.
According to the structural analysis, load-bearing reinforced concrete or precast concrete walls are also possible.

Beams or coatings

The beams or coatings are implemented according to the structural requirements.

Ceiling

Delivery and installation of in-situ concrete slab or precast ceiling incl. reinforcement according to structural requirements.

Staircase

Delivery and installation of an in-situ concrete or precast staircase from the ground floor to the top floor.

Finishing works

Emergency chimney

Delivery and installation of a single-duct emergency chimney with air inlet.

Roof construction + pitched roof

Pitched roof and canopy constructions potentially of reinforced concrete or carpenter construction with support rafters and intermediate insulation, implementation according to plan i.e. dimensions based on structural requirements. All exposed timber is professionally clad with aluminium sheet metal.
The climb up to the attic for inspection works takes place via a fire-retardant attic ladder (e.g. manufactured by Minka or equivalent).

Terraces

Roof waterproofing according to specifications and thermal insulation according to construction physics.

Plumbing work

All plumbing work (gutters, drainpipes etc.) is carried out in coated aluminium sheet metal (colour depends on architect).
Standard built-in components: Snow guard, vent pipe, eave protection strip (bird protection).

Roofing

Roof cladding made of Eternit roof tiles (colour depends on architect)
Standard built-in components: Snow guard, vent pipe, eave protection strip (bird protection).

Windows

Delivery and installation of plastic aluminium windows (interior colour white, exterior RAL colour of choice), single casement with 2 sealing gaskets as well as triple thermal glazing (Uw = 1.0 W/m2K; Ug =0.7 Wm²K), i.e. glazing bars as shown in plan. Windows, balcony doors and lift-up sliding doors according to plan.

Interior windowsills

Marbled with Werzalit.

Exterior windowsills

Aluminium white.

Front door

Delivery and installation of the single-leaf entrance door with fixed parts made of aluminium (colour white) with multiple locking incl. 5 keys and security card.

Sun protection

Flush-mounted blind Product: e.g. Schlotterer, incl. electric motor (one switch per element, no group switching, colour: standard RAL colours Schlotterer.).

Fitters

Delivery and installation of a steel banister with powder coating based on RAL colour card or glass banisters, according to plan.

Electrical installation

All chiselling work for the necessary installations.
Establishment of all the electrical ducts for basement, ground floor, top floor and garage, all installations flush-mounted (no chiselling work in basement exterior walls).

Delivery and installation of a 4-row sub-circuit distributor, flush-mounted, installed for the necessary circuits, equipped with an FI switch and the necessary miniature circuit breakers for electric cooker, basement, ground floor, top floor, dishwasher, washing machine, kitchen sockets and air-to-water heat pump and air conditioning, pool technology.

Wiring of the entire electrical installation (BUS system), incl. satellite TV (Astra); telephone only empty conduits. Implementation of a lightning protection system.
Installation of all switches and earthed sockets with square cover plates, brand: e.g. Gira white or equivalent. A standard equipotential bonding bar is included. The house comes with basic lighting (one socket per room with 60 W lamps).
Acoustic battery-powered smoke detector in all common rooms.

For the individual rooms (rooms according to plan), the following features are foreseen:

Basement

8 x single earthed sockets surface-mounted moisture-proof
5 x off-switches surface-mounted moisture-proof
2 x toggle switches
6 x ceiling outlets

Hallway (entrance)

1 x single earthed socket
2 x toggle switches
2 x ceiling outlets

Storeroom (ground floor)

1 x single earthed socket
2 x toggle switches
1 x ceiling outlet

Toilet (ground floor)

1 x single earthed socket flush-mounted (FM) moisture-proof (MP)
1 x series switch
2 x wall or ceiling outlets

Cloakroom (ground floor)

1 x single earthed socket
2 x toggle switches
1 x ceiling outlet

Living/dining

4 x single earthed sockets
3 x double earthed sockets
4 x off-switches
4 x ceiling outlets
(empty: tel. and TV)

Kitchen

1 x triple earthed socket
1 x double earthed socket
1 x single earthed socket
1 x earthed socket for extractor hood
1 x off-switch
1 x ceiling outlet
1 x device outlet 230V (e.g. dishwasher)
1 x device outlet 400V (electric cooker)
1 x wall outlet not switched

Staircase per floor

2 x toggle switches
1 x wall or ceiling outlet

Hall

1 x single earthed socket
2 x toggle switches
1 x ceiling outlet

Bedrooms

3 x single earthed sockets
1 x off-switch
1 x wall or ceiling outlet

Bathroom/toilet (top floor)

2 x single earthed socket MP FM
1 x series switch
2 x wall or ceiling outlets

Utility room (top floor)

1 x single earthed socket MP FM
1 x single earthed socket MP FM for washing machine and dryer
1 x series switch
1 x wall or ceiling outlet

1 x garage ground floor

1 x single earthed socket MP FM
1 x off-switch
1 x wall or ceiling outlet

Terraces

1 x single earthed socket MP FM
1 x off-switch
1 x wall or ceiling outlet

Ventilation

Mechanical with fans in bathrooms, toilet and utility room top floor.
Doors in basement with ventilation grilles or opening in door leaf.
Kitchen exhaust air via roof (roof = 150 mm).

Heating

The installation will be carried out as follows, as depicted in the plan:
Finished installation of the heating system.
Finished installation of the cold and hot water pipes as well as the wastewater pipes and continuous vents.
The installation ends in the interior area of the house (meter panel) or in the exterior area of the wall penetration.
Delivery and installation of a Hoval air-to-water heat pump or equivalent. This area is heated by floor heating.
The layout is planned via thermal study in accordance with the conventional standards in the areas of the basement, ground floor, top floor towel radiators with electric cartridge in bathroom.

Sanitary systems

The basic sanitary installation is carried out using an Aquapress system or equivalent.
Finished installation of the following sanitary facilities:
Toilet (wall-hung toilet) according to plan, LAUFEN PRO
Acrylic bathtub 170 x 75 (Laufen PRO) + corner bath 150 x 150 (SHT. BELA) with shower mixer according to plan
Shower area with floor-level shower tray by Geberit, incl. glass partition wall and glass door according to plan
Washbasin 65 x 48 cm according to plan, LAUFEN PRO A
Exterior water connection, 1 each per terrace + balcony
Sanitary units in white by LAUFEN Pro, fittings KLUDI PURE + Easy in chrome or equivalent.
Kitchen planning is to be provided in good time by the client.
Angle valves + outflow are included.

Hot water

The hot water preparation takes place via a 500-litre lateral water tank (Hoval).

Air conditioning

Multi-split system with inverter technology.
In the common rooms, the indoor units are positioned above the doors.
The outdoor units are positioned in an appropriate position in accordance with soundproofing requirements.

Interior plaster

Delivery and installation of single-layer cement-lime plaster for ground floor, top floor as well as brick walls in basement.

Screed (composition according to construction physics)

Floating cement screed for underfloor heating 6 to 7 cm. Cement-bound polystyrene sub-base as levelling, thermal and footfall sound insulation according to construction physics, membrane and edge strips.

Tiles

A large selection of standard tiles awaits you in our showroom. The installation is orthogonal (straight lines). If desired, special installations (e.g. diagonal) or special tile shapes (borders etc.) are possible for a fee.
Insulation in splash water areas for bathtub and shower.

Version

Toilet

floor manufacture: Imola Koshi 60 x 60 and wall tiles manufacture: Imola Reflex 30 x 60 (height = approx. 1.25) (price range up to €50/m² material portion)

Bathroom

floor manufacture: Imola Koshi 60 x 60 and wall tiles manufacture: Imola Reflex 30 x 60 (height = approx. 2.10) (price range up to €50/m² material portion)

Ground floor cloakroom, ground floor hall, ground floor storeroom ground floor building technology, top floor utility room

floor tiling manufacture: Imola Koshi 60 x 60 + skirting (price range up to €50/m² material portion)

Basement and basement staircase

Imola Zero 30 x 30 + skirting (price range up to €25/m² material portion)

Garage

Imola Zero 30 x 30 + skirting , non-slip (price range up to €25/m² material portion)

Parquet floor

Delivery and installation of pre-finished solid parquet flooring 9-11 mm wood: natural oak, white oak. Skirting lacquered in colours to match the type of wood. (Price range up to €50.00 / m² material portion) All end, transition and compensation profiles anodised in untreated aluminium.

Staircase

Delivery and installation of an oak handrail and wooden railing.
Staircase ground floor to top floor. Step treads with parquet flooring (as for main surface) on carrier plate with cap strips, riser with decorative clamping plate in white.

Interior doors

Delivery and installation of flush-closing interior doors H = 2.20 m (tubular chip-board doors), colour: white incl. 2.0 strips 16 mm galvanized, closed wooden frame.

Fittings

Toilet

standard fittings Niro (e.g. manufacture: HOPPE Amsterdam)

Rest

standard fittings Niro (e.g. manufacture: HOPPE Amsterdam)

Painters

Creation of double-layer semi-emulsion paint including all necessary priming and masking work, colour white. Upon request, different wall or ceiling colours are possible, as is a stucco finish for a fee. Our specialists will be happy to advise you with no obligation.

External façade

Delivery and installation of integrated thermal insulation according to construction physics (EPS-F Plus plates) with silicate plaster (colour depends on architect). Special design of the façade depends on architect's instructions. Splash water areas covered using XPS plates.

Cleaning

Construction site final cleaning. Includes cleaning of the window surfaces, floor areas are clean-swept and preliminary cleaning of outdoor facilities.

Outdoor facilities

Terrace

Stoneware tiles product: Pro Casa Pillaguri 60/60 inlaid in gravel concrete (price range up to €40.00/m² material portion)

Balconies

Concrete slab product: DIVINO 40/60 in gravel (price range up to €40.00/m² material portion)

Access, residential street

asphalt (according to planning permission) or standard paving.

Garden

Lawn area - of rolled turf.

Fencing

Double bar lattice mats height 1.20 m in standard colours.

Bin areas

Paved area (similar to access and residential street).

Garage door

electric sectional overhead door (colour depends on architect)
+ 2 handheld transmitters.

Hedge

Lilac

Pool 10m x 5m

Installation of a pool incl. necessary pool technology with raised surface skimmer measuring 10 m x 5 m with lateral entry steps as well as an underground technology room according to plan. All procedures concerning the cleaning of the filter bed are carried out automatically. A swimming pool liner is used for the pool lining, 1.5 mm fabric inlay and protective acrylic-reinforced surface. Colours: Adriatic blue, white, sand and grey.
The foundation plate as well as the exterior walls of the pool are made of reinforced concrete according to the structural analysis, as are all insulation and backfill works.

Ancillary purchasing costs

Preparation of the contract, trusteeship via the Vienna Chamber of Lawyers, inscription in the land register and

property ownership agreement:	1.6 % of purchase price + VAT and cash expenses
Land transfer tax:	3.50 %
Land register entry fee:	1.10 %

General information:

HARING Group Bauträger GmbH expressly points out that all information provided in this present building specification and the present sales plans is not yet binding since a change may occur at any time due to technical, economic or legal reasons, as well as in particular due to reasons of official regulations or specifications, whereby this does not imply a reduction in value of the housing unit or the property.

Disclaimer

Changes to layout may occur due to structural analysis, building technology, electrotechnology and power supply companies.
Changes to plans, building sizes, construction and furnishings as well as print errors reserved. All images are symbolic.
Visuals (c) bildraum.at

BRICKS, THE STUFF THAT DREAM HOMES ARE MADE OF.

Humans have set store by bricks for millennia.

The shape of the brick has undergone many changes. Yet as a natural building block, it has remained the same. Those who want to live in a healthy, modern home rely on bricks. After all, bricks are natural, durable and robust. Brick boosts well-being, emphasises the connection to nature and promotes a harmonious appearance.

THE MASSIVE CLAY BRICK.

There is a practically unlimited supply of the raw material for this brick.

High thermal storage capability, good sound insulation, as well as outstanding thermal insulation properties and good diffusion capacities make the massive brick an ideally suited building material for natural, cosy living.

Pleasant, cosy, natural, a house for generations to come.

Planned by HARING Group Bauträger GmbH, the brick adapts to suit your needs perfectly; it makes ecological sense, is environmentally friendly, functionally efficient and individually planned.

Come and see for yourself what HARING GROUP – THE HOUSE can do for you!

AFTER ALL, YOU ONLY BUILD YOUR DREAM HOME ONCE!





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