

VIENNA
TWENTY
TWO

Living

YOUR FIXTURES AND FITTINGS
CATALOGUE



YOUR APARTMENT IN THE HEART OF DONAUSTADT

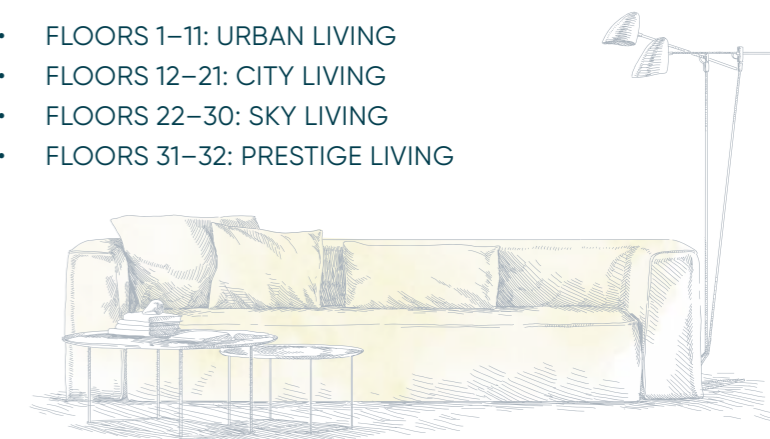
No commission –
apartments
coming in 2022

The residential tower at VIENNA TWENTYTWO has around 300 premium two, three and four-room apartments with perfectly appointed layouts, starting in size from 45 sqm.

All apartments have their own private sheltered outdoor space offering breathtaking views over Vienna. Built according to the highest ecological standards – through the usage of nearly 100% renewable energy as well as waste heat and rainwater, the building is cooled and heated with the lowest possible CO₂ emissions.

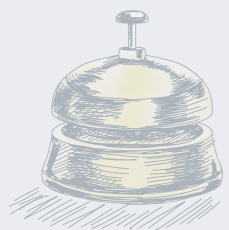
The apartments are split into categories with differing, high-quality fixtures and fittings, depending on the floor:

- FLOORS 1–11: URBAN LIVING
- FLOORS 12–21: CITY LIVING
- FLOORS 22–30: SKY LIVING
- FLOORS 31–32: PRESTIGE LIVING



FACILITIES

A rooftop pool and in-house wellness area, multifunctional communal room with kitchen, greened terrace, laundry room and underground car park: at VIENNA TWENTYTWO, design and service are also the watchwords. This also includes an exclusive furnishing service as well as measurements taken before the keys are handed over.



COMMUNAL AREAS

- **Stylish lobby** with myRENZ-box parcel collection point
- Three spacious **lifts**
- Multifunctional **shared kitchen** with separable youth playroom
- **Laundry room**
- **Boot room** for pets and sports equipment
- **Gym** with Technogym® equipment
- **Sauna** with quiet room
- **Rooftop pool** on the 33rd floor

Parcel boxes



OUTDOOR SPACES

- Greened **forecourt**
- Greened **shared terrace**
- Greened flat **roofs**

PARKING

- 122 **underground car parking spaces**
- Connections for installation of **e-vehicle charging equipment** (*available on request*)
- **Secure bicycle** room incl. e-bike charging station, workbench and washing area
- **Pram/stroller** room

Suspended lights



Outdoor spaces



ELECTRICAL INSTALLATIONS

All apartments have the necessary connections for smart home integration, and for top-quality, high-speed internet and cable TV. The comprehensive security concept includes a central locking system and digital video intercom.



COMMUNICATIONS

- Digital **video intercom**
- Connections for A1, Magenta and Wien Energie **fibre-optic networks**
- All residential and recreational rooms are fitted with a **media socket**
- **Mobile phone signal booster** for A1 and T-Mobile

ELECTRICAL EQUIPMENT

- Empty cable duct by apartment door for **alarm system**
- **Central locking system**
- **Switch and socket range** in pure white matt or with glass cover frame

- **Smoke detectors** in all living spaces
- Pre-installed connection for **KNX Smart-Home system** (*partly on request*)
- **Environmentally friendly, sustainable energy concept** – Up to 100% renewable energy used, low CO₂ emissions and no technical installations on the roof

Intercom



Smart Home (illustrative only)



Switch model



ROOMS

An exclusive residential experience featuring automated temperature control through underfloor heating and ceiling cooling, floor-to-ceiling windows in some apartments, an intelligent shading system, as well as security doors.



ROOM TEMPERATURE

- **Heating** via concrete core activation system (ceiling) and energy-efficient under-floor heating
- **Air conditioning** – noise-free ceiling cooling
- **Temperature control** via thermostat with weekly programme (*apartments with 3 or more rooms: temperature control in individual rooms*)
- Bathrooms with **ladder towel radiator** (product: Zehnder Zeno)
- **Mechanical ventilation** in wet rooms

Ladder towel radiator
(illustrative only)



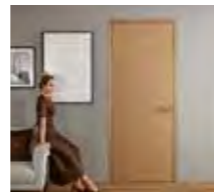
Sun shade



Door handle and door stop



Interior door

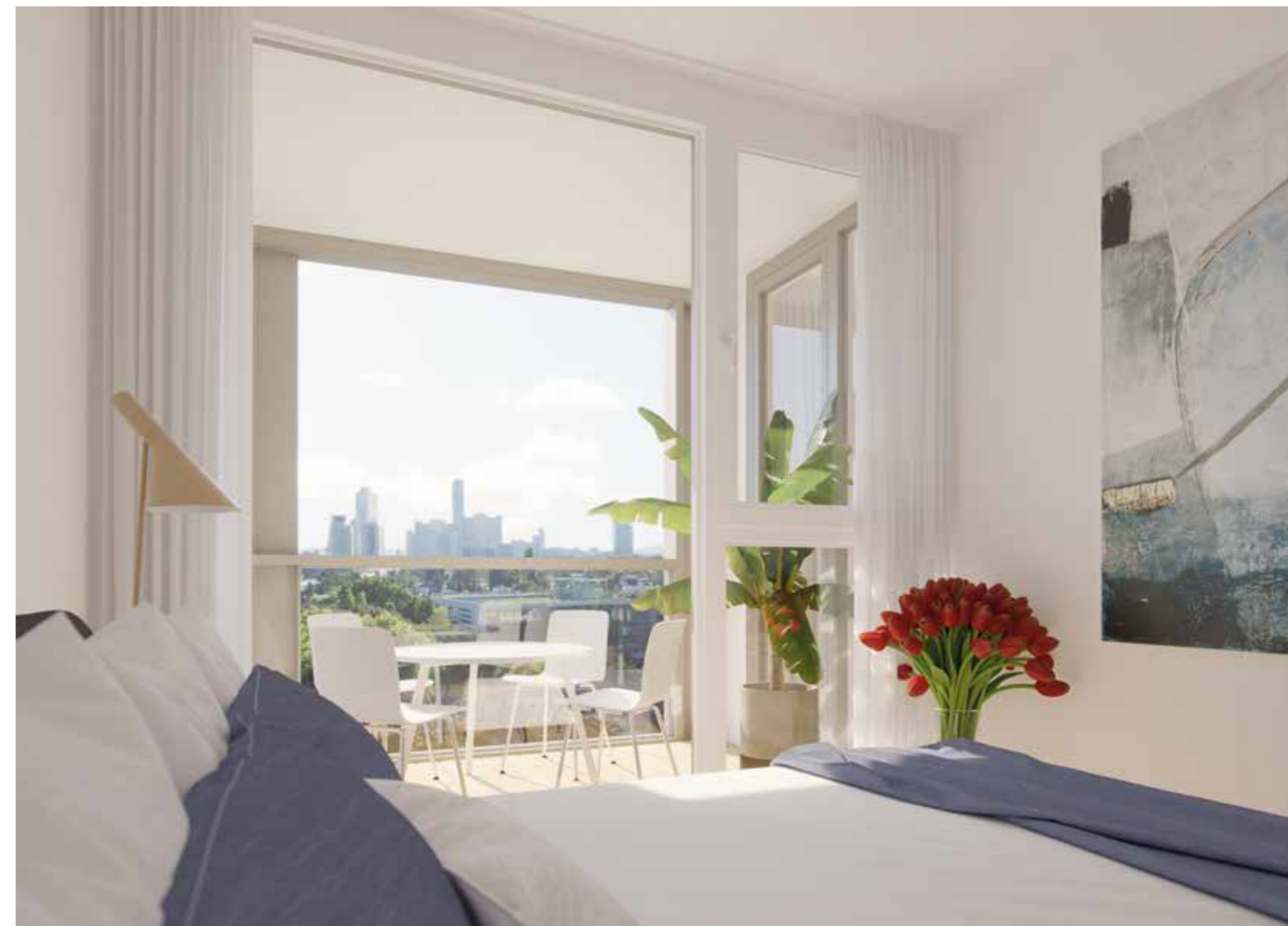


WINDOWS

- Insulated **glazing**, floor-to-ceiling in some apartments
- Windproof, automatic **exterior screens**
- Partial shading on **loggia windows**
- **Loggia** partly with folding-sliding element

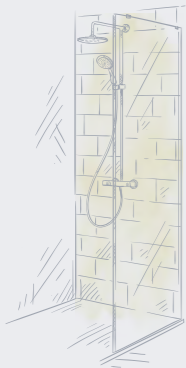
DOORS

- **Apartment doors:** fire-retardant (EI2 30), burglary-resistant (WK 3 and RC3) and soundproof rebated doors with spyhole, security fittings, security lock and door stop
- **Interior doors:** tubular-core door leaf with double-sided coating or blunt impact wooden door leaf & round rose door handles
- **Loggia doors** with side-hung elements (without tilt function)



SUR- FACES & BATH- ROOM/ TOILET

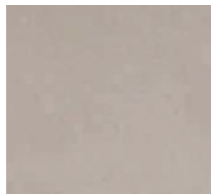
A choice of fixtures and fittings depending on the floor enables you to create an out-of-the-ordinary home. Enjoy smart solutions featuring bathrooms with premium fittings, exclusive Italian tiles, quality Austrian-made parquet floors and brand-name taps.



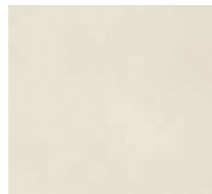
FLOORING

- **Living spaces** with sound-insulated, scratch-resistant and easy-to-clean oak parquet flooring from Weitzer Parkett and TRAPA
- **Wet rooms** with anti-slip Marazzi SistemS stone tiles (cross joint, approx. 30×60 cm or 60×60 cm) in the colour Solid Taupe or Solid Osso
- **Loggias** with larch decking or light-coloured, unglazed stone slabs on a metal sub-structure

Floor tiles



Wall tiles



Shower screen



Loggia floor



WALLS

- **Living spaces:** filled and painted white
- **Wet rooms:** Marazzi SistemS ceramic tiles (cross joint) in the colour Solid Osso or Marazzi Lume in the colour Greige in areas exposed to splash water

BATHROOM/TOILET

- **Built-in mirror** in bathroom
- **Walk-in floor-level shower** with glass screen, some with shower doors
- **Bathtubs** partly with folding partition, 2 panels

TAPS

- **Premium taps** from HANSA & GROHE or VALLONE
- Chrome or brushed stainless steel single-lever mixers on washbasins and handbasins



URBAN LIVING (FLOORS 1–11)

FLOORING

- **Living spaces:**
 - Weitzer Parkett 450HL oak, calm, ProActive+ finish
 - Block pattern, glued, matching skirting

WALLS

- **Wet rooms:** 10×30 cm tiles

BATHROOM/TOILET

- **Washbasin:** Laufen Pro S (approx. 60×46.5 cm), white, countertop
- **Double washbasin:** Laufen Pro S (approx. 130×47 cm), white, countertop

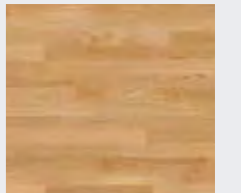
- **Handbasin in Toilet:** Laufen Pro S (approx. 36×25 cm), white, countertop
- **Bathtub:** Laufen Pro, steel (approx. 170×75 cm), white, enamelled
- **Toilet:** Laufen Pro, wall-hung, including matching toilet seat or equivalent

TAPS

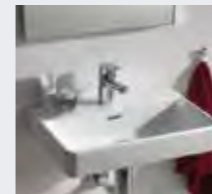
- **Shower:** Hansa Hansaprisma shower rail set with thermostatic temperature control and Hansa Hansaviva shower handset
- **Bathtub:** Hansa Hansaprisma with thermostatic temperature control and

Hansa Hansaviva shower handset (if no shower is installed in the bathroom: Hansa Hansaviva shower rail)

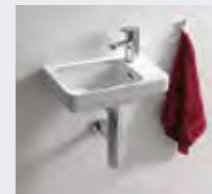
Parquet



Washbasin



Handbasin



Bathtub



Toilet



Washbasin tap



Shower tap





CITY LIVING (FLOORS 12–21)

FLOORING

- **Living spaces:**
 - Weitzer Parkett 4100 oak, calm, brushed, ProActive+ finish
 - Wide plank pattern, glued, matching skirting

WALLS

- **Wet rooms:** 10x30 cm tiles

BATHROOM/TOILET

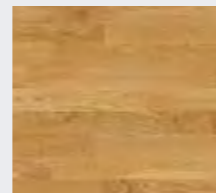
- **Washbasin:** Laufen Pro S (approx. 60×46.5 cm), white, countertop

- **Double washbasin:** Laufen Pro S (approx. 130×47 cm), white, countertop
- **Handbasin in Toilet:** Laufen Pro S (approx. 36×25 cm), white, countertop
- **Bathtub:** Laufen Pro, steel (approx. 170×75 cm), white, enamelled
- **Toilet:** Laufen Pro, wall-hung, including matching toilet seat or equivalent

TAPS

- **Shower:** Grohe Essence shower rail set, single-lever tap and Grohe Rainshower 130 Smartactive shower handset

Parquet



SKY LIVING (FLOORS 22–30)

FLOORING

- **Living spaces:**
 - Weitzer Parkett Charisma Plank Cashmere oak, calm, bevelled, brushed, ProActive+ finish
 - Plank design, glued, matching skirting

WALLS

- **Wet rooms:** 30x60 cm tiles

BATHROOM/TOILET

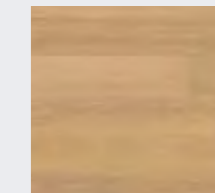
- **Washbasin:** Villeroy & Boch Subway 2.0 (approx. 60×47 cm), white, countertop

- **Double washbasin:** Villeroy & Boch Subway 2.0 (approx. 130×47 cm), white, countertop
- **Handbasin in Toilet:** Villeroy & Boch Subway 2.0 (approx. 37×30.5 cm), white, countertop
- **Bathtub:** Villeroy & Boch Subway 2.0 (approx. 170×75 cm), acrylic, white
- **Toilet:** Villeroy & Boch Subway 2.0, wall-hung, including matching toilet seat or equivalent

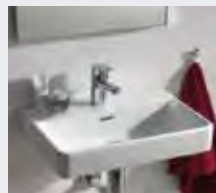
TAPS

- **Shower:** Hansa Hansastela shower rail set with single-lever tap and Hansa Hansarain overhead shower
- **Bathtub:** Hansa Hansastela single-lever tap and Hansa Hansaliving hand shower set (if no shower is installed in the bathroom: Hansa Hansaliving shower rail set)

Parquet



Washbasin



Handbasin



Bathtub



Toilet



Washbasin tap



Shower tap



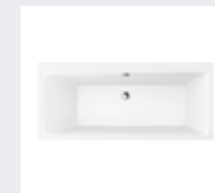
Waschtisch



Handbasin



Bathtub



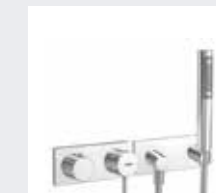
Toilet



Washbasin tap



Shower tap





PRESTIGE LIVING (FLOORS 31–32)

FLOORING

- **Living spaces:**
 - TRAPA Comfort plank limeoak, 15 mm, brushed, natural (22×241 cm)
 - white skirting
- **Wet rooms:** Marazzi SistemS in the color Solid Osso (cross joint, approx. 60×60 cm)
- **Terrace:** unglazed stone slabs RAKO OBJECT Kaamos in the color Ivory (60×60×2 cm)

WALLS

- **Wet rooms:** Marazzi Lume in the color Greige (30×60 cm)

BATHROOM/TOILET

- **Washbasin:** Laufen Kartell, (60×46 cm or 120×46 cm), white, shelf right, concealed overflow, countertop
- **Handbasin in Toilet:** Laufen Kartell (approx. 29×46 cm), white, asymmetric, countertop
- **Bathtub:** Bette Lux 2.0, glazed titanium steel, (approx. 170×75 cm), white
- **Toilet:** Laufen Kartell, wall-hung, including matching toilet seat or equivalent

TAPS

- **Shower:** COMO by VALLONE stainless steel shower rail set with steel hand shower and head shower
- **Bathtub:** COMO by VALLONE stainless steel shower rail set with steel hand shower and head shower

Parquet



Washbasin



Handbasin



Bathtub



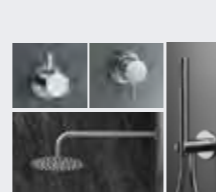
Toilet



Washbasin tap



Shower tap



PERSONAL CONSULTATION

LIVING Room

Freyung 3 | Stiege 1, ground floor, 1010 Vienna

Monday to Friday, 9am to 5pm or by appointment: +43 1 908 19 19

v22-living@signa.at

www.v22-living.at

Disclaimer

No liability of any kind is accepted, and no guarantee or warranty is provided for the correctness and completeness of the data and information in this catalogue, nor that the data and information are up to date. Deviations in colours and patterns compared to material samples cannot be excluded in the case of natural materials (including as a result of differences in production batches). The developer is entitled to make changes to materials and fixtures and fittings in cases where amendments in the plans and the building and interior design specification become necessary due to technical circumstances or official regulations. Furnishings and optional fixtures and fittings are shown solely for illustrative purposes. Any liability, guarantees or warranties will be agreed solely in the final purchase agreements. This fixtures and fittings catalogue is provided for information purposes only and does not constitute an offer or a demand or recommendation to take action. No responsibility is accepted for errors. Heating energy demand (average): 22.31 kWh/m²a | Total energy efficiency factor: 0.807. Last updated: April 2021
Visualisations – credits: k18 | Product images – credits: Grohe, Hansa, Josko, Laufen, Villeroy & Boch, Weitzer Parkett | SIGNA REM Transactions GmbH, Freyung 3, 1010 Vienna



Gedruckt nach der Richtlinie „Druckerzeugnisse“ des Österreichischen Umweltzeichens. Druckwerkstatt GmbH, UW 1206



Dr.-Adolf-Schaerf-Platz 5
1220 Vienna
v22-living@signa.at
www.v22-living.at

A project by

