

DIE OASE

MARIA ENZERSDORF

An urban refuge for discerning tastes.



ARRIVE. UNWIND. BREATHE.

HAUPTSTRASSE 51, 2344 MARIA ENZERSDORF

Looking to combine urban living with security, greenery, and tranquility? That's exactly why we chose this location. The building opens out into a spacious, sun-filled garden, offering unobstructed views to the south, east, and west.

The development features 23 barrier-free residences—each one unique, individually designed, and elegantly appointed—alongside townhouses and duplexes with private gardens and generous space to unwind. Even the more compact apartments are thoughtfully designed: two bathrooms for seamless shared living or evolving needs—whether for guests or care—plus spacious terraces that provide both openness and privacy.

Sustainability is a core principle, reflected in everything from spatial planning to material selection and building technology.





LUXURY IS STANDARD

THE PROJECT AT A GLANCE

- * Central, quiet location
in the middle of Maria Enzersdorf
- * Individual Apartment Floor Plans
from 31 m² to 146 m², studio apartments, 2-5
room apartments, large garden maisonettes
- * Private garden or Terrace
at each unit
- * Luxurious Amenities
with high-quality branded products
- * Ultra-modern Technology
Air source heat pump, Photovoltaics, Electric
charging stations, Fiber optics internet
- * Barrier-free & sustainably built
- * Private Garage & Bicycle storage room
- * Green roof landscape and community
garden with old trees

NATURE AND URBAN COMFORT



Maisons

Imagine: You live in your own house, sunlit, quietly nestled in the green - and yet in the middle of the life. No tedious driving, no long distances: Shopping options, schools and leisure activities are conveniently within walking distance. The children go to school independently while you enjoy the morning in the garden. Here you live in a place known for its high quality of life and safety- unhurried, but special.

If you value sustainability, health and eco-friendly construction, you'll feel at home here. The maisonette houses were built using high-quality solid wood construction- for a noticeably improved indoor climate, which you'll notice as soon as you enter. Wood calms, regulates humidity, and creates a natural atmosphere that truly brings you home.

Thoughtful alignment- to the east and west- provides sunlight at any time of day. In the morning, breakfast in the eastern garden, in the evening sunset under the western pergola- sheltered and stylish. Roller shutters and prepared green facades also provide pleasant temperature regulation and privacy.

The house is also future-proof in terms of energy: Heatpump (A++), green roofs, 20 cm rock wool insulation with biofiber panels behind a durable wooden facade and - if desired- gentle cooling in summer via the air conditioning. The facade was treated with a pre-greying coating - for a natural, uniform appearance that will only improve over time.

Inside you'll find an open, light-filled home with a clear spatial structure:

- 4 Bedrooms, 3 bathrooms - 2 of which are en-suite separate toilet
- Spacious living-dining area with 1x1 m porcelain stoneware tiles
- Natural wood surfaces & indirect LED Lighting
- Large sliding door to the terrace -indoors and outdoors merge into one living space in summer
- Light- filled stairwell with straight stairs
- Additional space for a nanny, a third child, or an adult family member
- Direct access to the garage -also with a separate a lift

A house that thinks for itself- for all phases of life, for true quality of life.

Apartments on the Top Floor

Even in the attic, you will live at the highest level- in the truest sense of the world. The apartments were built using high-quality solid wood construction, thus offering not only sustainable quality, but also noticeably pleasant indoor climate that retains heat, regulates humidity, and creates a pleasant living environment.

A green flat roof provides additional insulation and a pleasant microclimate - especially in the summer months. Prepared for the warm days: The cooling function via the underfloor heating is already installed, as well as all connections for air conditioning, if additional freshness is desired. The spacious living area is facing south- for bright rooms and maximum use of daylight. The facade features ventilated timber cladding, which is not only durable but also aesthetically pleasing. A prepared sun protection shaft allows for flexible choice: whether electric zip screen, classic awning or other -all connections are already integrated.

The highlight: The terrace with glass railings and a solid stainless steel frame offers an unobstructed view. A place to breathe deeply, enjoy yourself - and celebrate your own home everyday.





Apartments with Garden

Your outdoor retreat -right outside your door. Whether a leisurely morning coffee in the sun or a relaxing end to the day in the countryside: each of our garden apartments offers you a private outdoor space with exceptional living value.

The gardens invite you to breathe, relax and enjoy -in the hearth of the city, but away from the hustle and bustle.The generous windows create smooth transitions between interior - and outdoor space and extend your home to create a year-round comfort zone.

More than just a square meter -a piece of quality of life.





Apartments with covered Terrace

Covered terrace apartments -compact, well-designed, uncompromisingly high quality.

Our apartments with a covered terrace prove that true quality is not a question of size. Intelligently planned floor plans unfold stylish, light-filled rooms, complemented by covered loggias, which elegantly extend the living space outwards. Despite their compact size, you enjoy the same exclusive living standards as in our maisonettes- with fine Porcelanosa tiles, high-quality equipment and sophisticated technology at the highest level.

And the special thing: no two apartments alike- each unit has been individually designed and gives your home a personal touch. Ideal for singles, seniors, couples, or anyone who wants to combine urban living with privacy and style.



YOUR DECISION FOR TOMORROW



A QUIET, GREEN LOCATION WITH URBAN AMENITIES, CULTURAL AND HEALTHCARE INFRASTRUCTURE

In the middle of Maria Enzersdorf - but as quiet as if you were in the countryside: "Die Oase" offers you an unparalleled location with perfect infrastructure, local shops, doctors, kindergartens, and bus connections right on your doorstep - and at the same time, the nature reserve, vineyards, and Liechtenstein Castle are just a few steps away.



SUSTAINABLE ARCHITECTURE OF THE FUTURE

Here you'll live not only in a modern but also future-proof environment: Air source heat pump (A++), Photovoltaic system, green roofs and e-charging stations are standard. The solid construction with natural wood, high quality materials and modern windows ensure low operating costs and a healthy indoor climate.



ARCHITECTURE WITH CHARACTER

Individual floor plans, high-quality furnishings from Porcelanosa, Gamedecor and Noken, well-thought-out spatial planning and great attention to detail - designed by an experienced architectural firm, Zweymüller. Whether garden apartment, penthouse or terraced house: Each unit is unique, with style and substance.

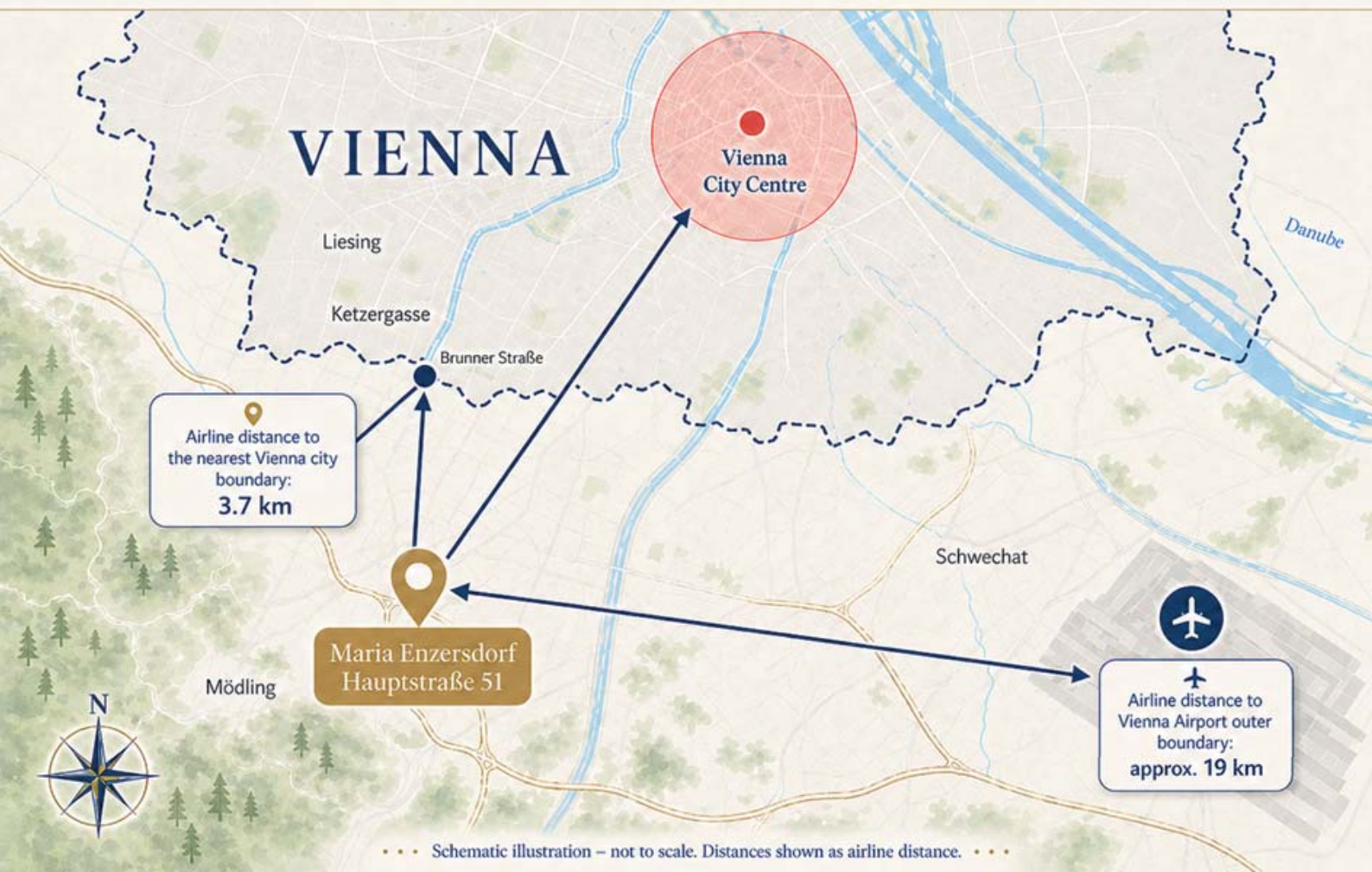


MORE SPACE-INSIDE AND OUTSIDE

Spacious terraces, protected loggias, private gardens with old trees and a community garden for relaxation make "Die Oase" a place with quality of life - for families, couples and people, who expect more from their homes.

Location Advantage Maria Enzersdorf

Excellent connections by air – close to Vienna, perfectly linked to the world.



perfectly connected, naturally located

Those who live here enjoy the rare combination of green surroundings and excellent accessibility. Whether shopping, school, a walk or the highway – from the Oase Maria Enzersdorf, everything is just a moment away. The location at Hauptstraße 51 combines central local amenities with excellent transport links: The nearby Vösendorf interchange connects you to the A2, S1, and A21 motorways in just a few minutes – ideal for commuters, families, and anyone who wants to quickly reach and leave city life behind.



a **HOME**
 that **CREATES QUALITY**
OF LIFE

Up close - to everything that makes your life comfortable

Around the OASE Maria Enzersdorf, the best of both worlds is right on your doorstep: urban comfort and natural relaxation. To the south, a quiet, leafy walking path leads to Mödling's historic pedestrian zone - with charming cafes, bookstores, boutiques, a weekly market, and culinary classics. A place to linger, shop and enjoy. To the north lies Maria Enzersdorf municipal office, flanked by local shops such as BILLA, PENNY, BIPA, a pharmacy, and a modern medical centre - all within walking distance in just a few minutes. In the east, the Mödling Regional Hospital offers comprehensive medical care with several specialist departments and an emergency room. In the west, the natural experience begins with Liechtenstein Castle and the Föhrenberge Nature Park - ideal for hikes, running trails, or relaxing walks in the countryside.

The location is particularly attractive for families: kindergartens, elementary schools, a music school, and after-school care facilities are located in the immediate vicinity, as are several bus stops with direct connections to Mödling, Perchtoldsdorf, and Vienna.



SUSTAINABLE & FUTURE PROOF



Air source heat pump (A++) with cooling function in summer

Efficient heating in winter, gentle cooling in summer –for a pleasant living environment year-round at no extra cost.



Photovoltaic system on the roof

The sun as roommate: Sustainable energy supply significantly reduces ongoing operating costs.



Accessible access with two elevators

Convenience for all generations – step-free access, convenient for everyday use, and forward-looking planning.



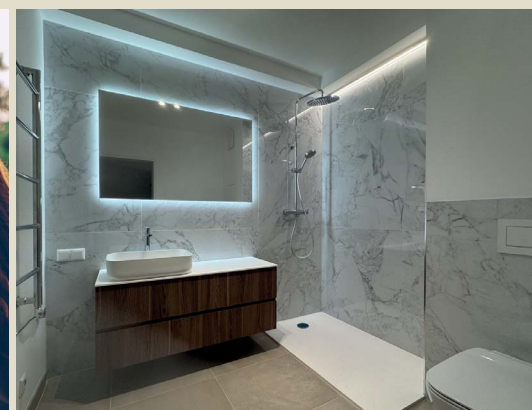
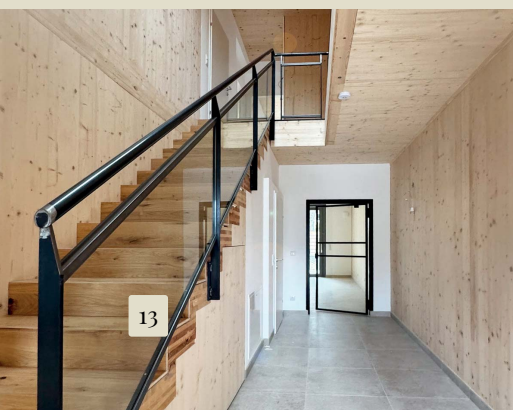
Preparation for electric charging stations in the underground garage

Ready for tomorrow: Your underground parking garage is e-compatible and supports future-proof mobility.

At Oase Maria Enzersdorf, you are not just buying an apartment
-you are choosing a new quality of life.

Here, peace meets style and everyday life meets real ease.

Details that make the difference





HIGH-QUALITY EQUIPMENT



Porcelanosa Tiles & Bathroom Equipment:

Elegant surfaces, excellent craftsmanship, and timeless design create comfortable bathrooms with style and substance.



Underfloor heating & high-quality aluminum windows with triple glazing

A pleasant indoor climate meets energy-efficient window technology -for comfort and peace in every living area.



Solid construction with exposed wood & thermal insulation facade

High-quality residential construction with a natural appeal—durable, sustainable, and thoughtfully designed with ecological considerations in mind.



Climate control preparation & integrated fresh air vent

Equipped for every season -with pre-installed air conditioning and fresh air supply for healthy air circulation.



BY APPOINTMENT TO
H.R.H. THE PRINCE OF WALES
MANUFACTURER AND DISTRIBUTOR
OF CERAMIC TILES AND BUILDING PRODUCTS.
PORCELANOSA GROUP LIMITED

PORCELANOSA Grupo

*A statement every line, a promise
in every detail*

For the Oase Maria Enzersdorf, we deliberately chose to work exclusively with the internationally renowned Porcelanosa Grupo - a synonym for aesthetics, quality, and lasting elegance.

With over 40 years of experience, Porcelanosa is a global symbol of exclusive home decor at the highest level. The bathrooms and living areas reflect the finest materials, flawless craftsmanship, and timeless design - tangible in every moment you spend in your new home.

For your kitchen, we offer customized solutions from the Gamadecor brand - modern, functional, and with a distinctive style. These optional kitchen solutions allow you to achieve the highest level of customization - tailored to your personal preferences.

Porcelanosa gives every home a distinctive signature: stylish, high-quality, and exclusive.





LIVING WITH SPACE

- Community garden with benches under the old trees
- Quiet external corridors as access to the apartments
- Storage room per apartment + bicycle room
- View of the greenery



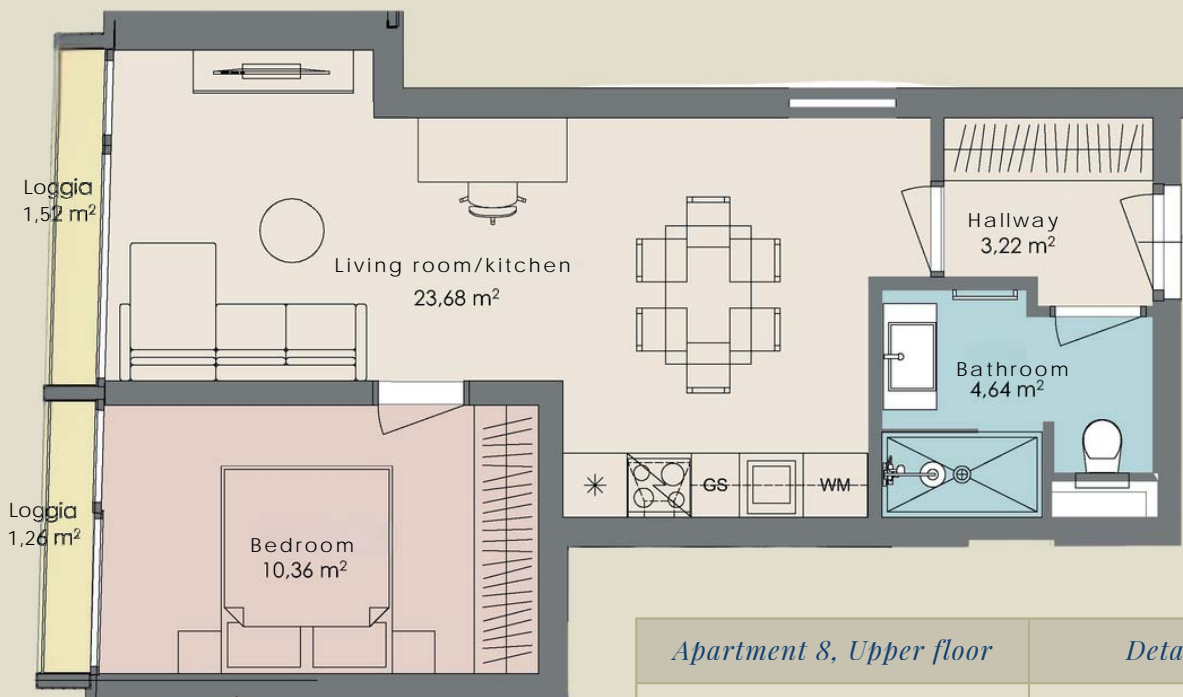
Whether a light-filled attic apartment with panoramic views or a garden apartment with a private green oasis: each unit was designed with a keen sense of space and style.

Morning sun on your terrace -and the day begins with a smile





FLOOR PLANS & EXAMPLE APARTMENTS

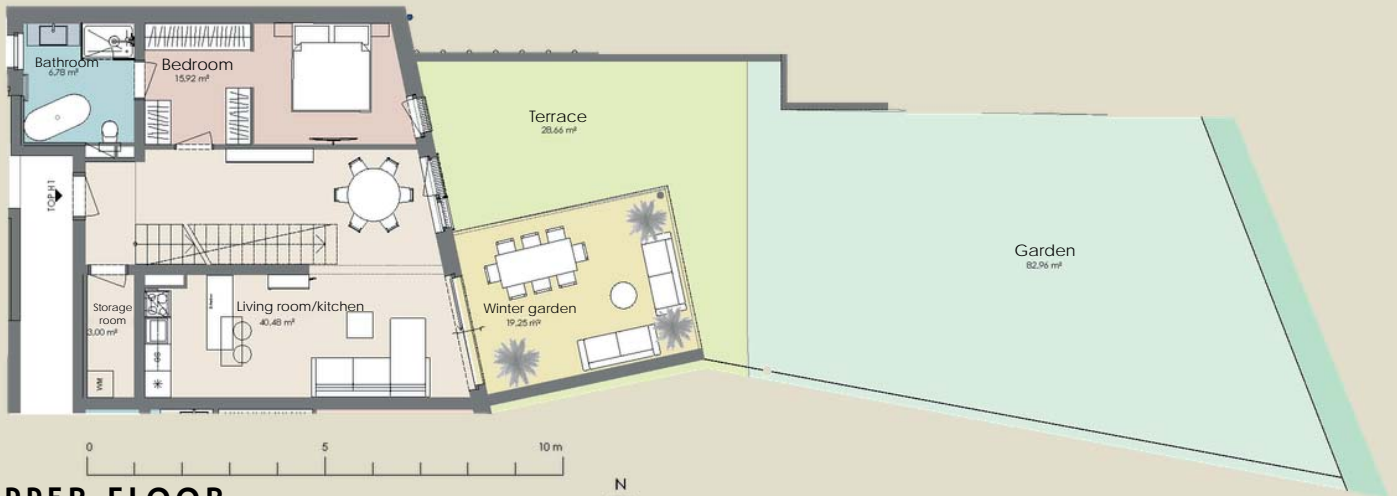


<i>Apartment 8, Upper floor</i>	<i>Details</i>
Number of rooms	2
Living space	41,9 m ²
Loggia	2,8 m ²
Basement compartment	3,0 m ²

APARTMENT 8

MAISONNETTE M1

GROUND FLOOR



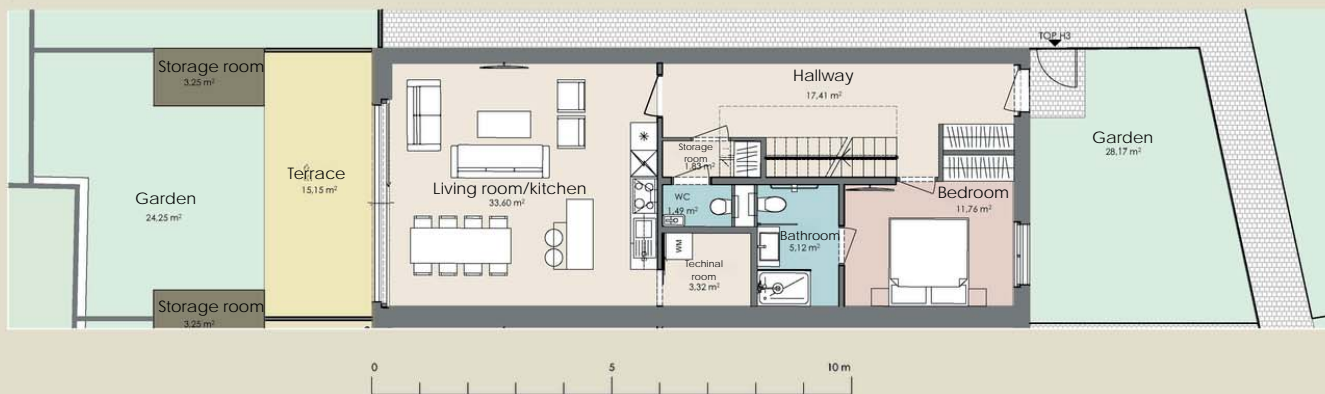
UPPER FLOOR



<i>Maisonnette M1</i>	<i>Details</i>
Number of rooms	5
Living space	133,1 m ²
Terrace	28,7 m ²
Garden	83,0 m ²
Basement compartment	2,4 m ²



GROUND FLOOR



UPPER FLOOR



MAISON M3

<i>Maison M3</i>	<i>Details</i>
Number of rooms	5
Living space	138,6 m ²
Terrace	18,2 m ²
Garden	52,4 m ²
Basement compartment	2,8 m ²

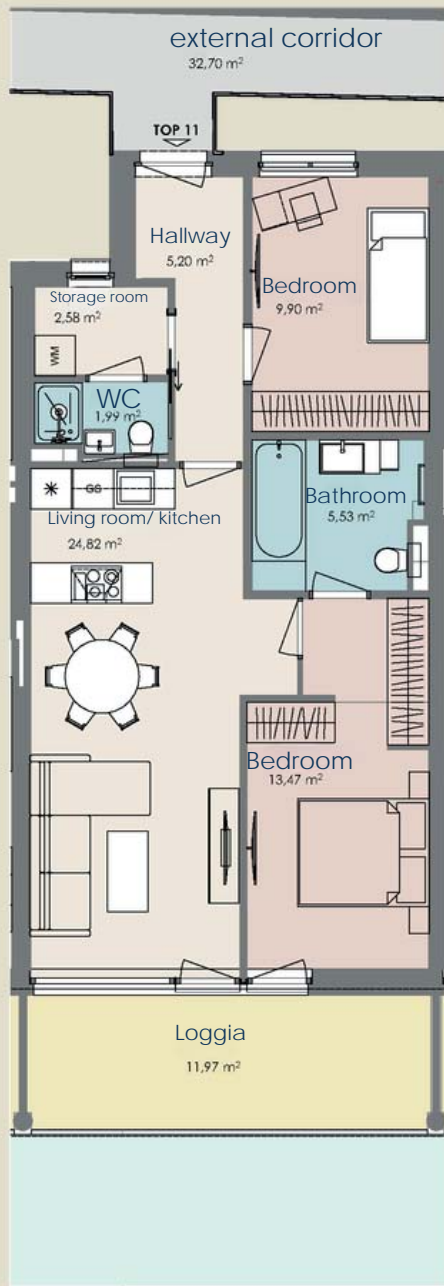




<i>Apartment 3, Ground Floor</i>	<i>Details</i>
Number of rooms	2
Living space	64,9 m ²
Front Garden attached	4,6 m ²
Loggia	8,8 m ²
Basement compartment	3,2 m ²

APARTMENT 3

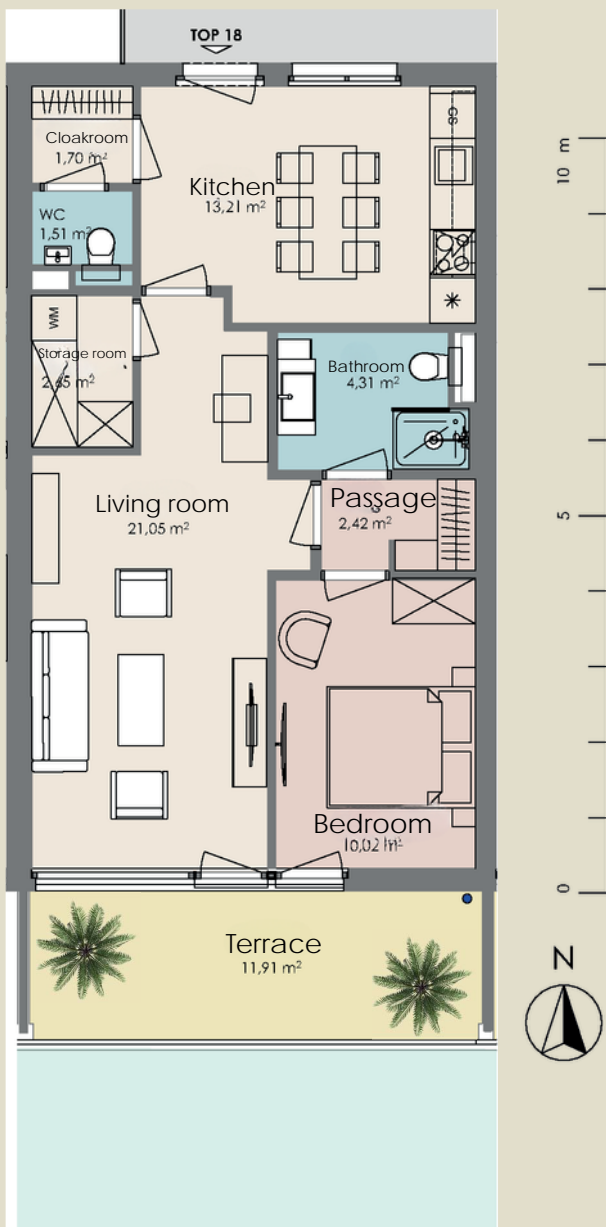




<i>Apartment 11, Upper Floor</i>	<i>Details</i>
Number of rooms	3
Living space	63,5 m ²
Loggia	12,0 m ²
Basement Compartment	3,2 m ²

APARTMENT II





APARTMENT 18

<i>Apartment 18, Attic Floor</i>	<i>Details</i>
Number of rooms	3
Living space	57,0 m ²
Terrace	12,2 m ²
Basement compartment	2,6 m ²

Architecture with conviction

—

since 1980

Welcome to our architectural practice, delivering sophisticated building projects since 1980.

We place particular emphasis on quality and meticulous attention to detail—even in aspects not immediately visible.

Our team of architects and engineers brings decades of experience across a wide range of projects: from exhibition design and intricate renovations—such as works within the Hofburg Vienna—to office buildings, hotels, and the successful planning of the award-winning retail park in Brunn am Gebirge.

What truly sets us apart, however, is our approach to residential design. We develop homes to the highest standards—always guided by the principle that we would want to live in them ourselves. This philosophy ensures that every project meets our own exacting expectations and offers you a home defined by genuine quality of life.

We are committed to technically flawless execution. Precision, durability, and functionality are never at odds with aesthetics—on the contrary, we see them as inseparable.

Our passion for high-quality materials is evident in every detail: stainless steel railings, aluminium windows, façade elements in larch and Accoya wood, fine oak parquet flooring, and selected products from Porcelanosa. Together, these elements give Oase Maria Enzersdorf its distinctive character.

As a second-generation family business—with the third already on its way—we build with both responsibility and personal conviction. Our aim is to create sustainable living spaces designed to endure for generations—in function, design, and quality.

Trust in our experience, our values, and our passion for architecture. Together, we create spaces that last.



Arch.Dipl.Ing. Albert Zweymüller
M.Arch.UCLA



Dipl.Ing. Stephanie Zweymüller



Ziv.Ing.f.Bauwesen
Dipl.Ing. Marguerite Zweymüller

DIE OASE

MARIA ENZERSDORF

*Contact us for a viewing –secure your Oasis in
the centre now!*

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