

rooftop projects provide the advantages of the existing urban infrastructure and the ambiance of a special location on vienna ´s rooftops. a personal, quiet green oasis in the midst of the pulsating city life.

under the slogan **green. urban. living. loebus.at** develops customised, ecologically sustainable, all-embracing living concepts!

rooftop projects – quality criteria & standards

- **green. urban. living.** – luxurious living space with extensive additional facilities:
 - exciting, functional and flexible floor plans
 - min. 2,70m ceiling height in all major areas
 - vertical openings between duplex floors
 - where possible adjoining, self-contained flats with separate entrances
 - directly accessible, spacious terraces
 - large sliding doors, no step
 - lighting, water- and electrical connections on every terrace
 - rooftop garden concept incl. intergrated flower beds, trellises and pergolas, etc.
 - in selected projects common roof top gardens
 - urban farming, rose garden
 - wellness- and fitness facilities
 - extensive supplementary infrastructure
 - in-house garage
 - dry storage facilities
 - in selected projects wine cellars

... air, light & sun in the heart of the city

- **green. urban. living.** - luxurious living space in sustainable „green building“ quality:
 - innovative facade- and energy concepts
 - energy efficient and easy-to-control heating, cooling and security systems
 - controlled living space ventilation with heat recovery
 - floor heating and cooling
 - energy saving, long-life lighting (e.g. led)
 - upon request with open fireplace or tiled stove
 - geothermal & solar energy systems for heating and warm water
 - use of rain and recycled water
 - sun protection
 - sound-proof, high quality windows and facade systems

... highest comfort at low maintenance costs

- **green. urban. living.** – happy life for all ages:
 - barrier-free / easily accessible
 - no-step access from street to apartment level
 - generous stair- and door widths
 - no-step access to the terrace
 - floor-level showers and bath tubs, etc.
 - flexible floor plans
 - variable interior layouts due to centrally positioned installations
 - adjoining, self-contained connecting flats with separate entrances

... live happily now - and in the future!

- **green. urban. living.** – is the combination of social, economical, ecological and technical aspects into an all-encompassing concept that provides additional value in everyday life:
 - exciting, functional and flexible floor plans
 - innovative facade and energy concepts, ventilation and security systems
 - concierge service – incl. reservation- and billing systems (intranet):
 - common in-house facilities (delivery lockers, wellness, party room, internet, satellite dish, gardening tools, elektric bikes/cars, etc.)
 - partner services in the neighborhood (restaurant deliveries, cleaners, kindergarden/day care, massage/physiotherapy, etc.)

... urban – and suitable for all ages!

... where we are is up!

