



GREATSPOT  
Immobilien

View close to the center of Vienna  
Greatspot in the elegant green  
district of Vienna

Aussichtsweg 7/6 | 1190 Vienna

# View close to the center of Vienna Greatspot in the elegant green district of Vienna

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## Description

This light-flooded flat with panoramic views over Vienna is located in the elegant green district Döbling. The first-class furnishings include 3 separately accessible rooms, a new bathroom with bidet, 2 toilets, an anteroom, a new complete kitchen and parquet floors. In total, 90 m<sup>2</sup> of living space plus 6 m<sup>2</sup> of teakwood balcony with a south-facing remote view invite you to feel at home. Furthermore, a cellar compartment is included for additional storage space and there are excellent parking facilities directly in front of the house. The flat is also very well connected to public transport (tram line 37 in close proximity, 10 minute walk to U4 Heiligenstadt).

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Living Space: 90 m<sup>2</sup>  
unfurnished  
Terrace: 6 m<sup>2</sup>  
Garage: 0

Available from: 15.01.2025  
Gross rent: € 2.100,- pm

# Photos



# Photos



# Photos



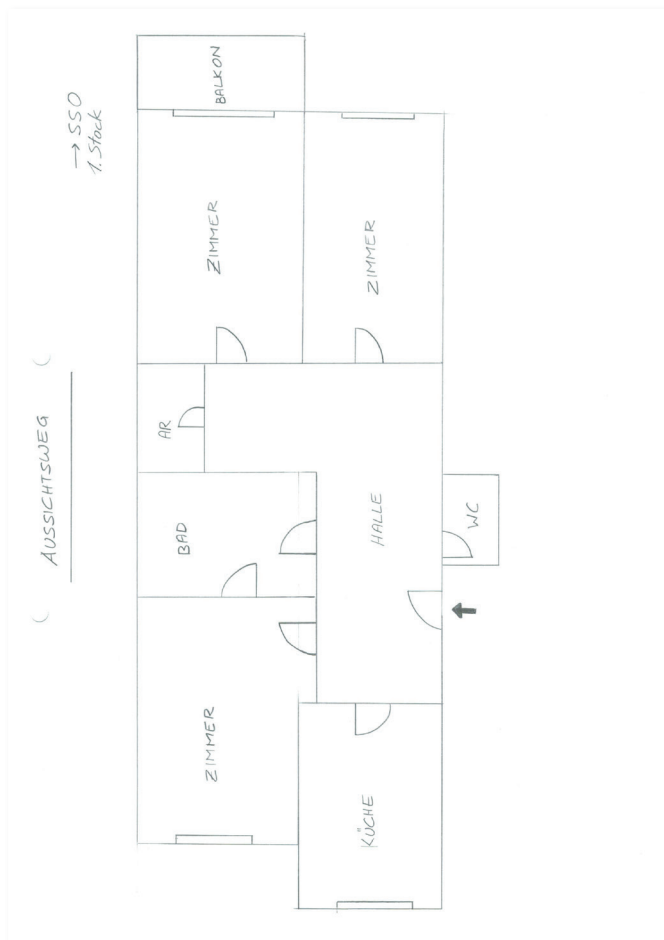
## Photos



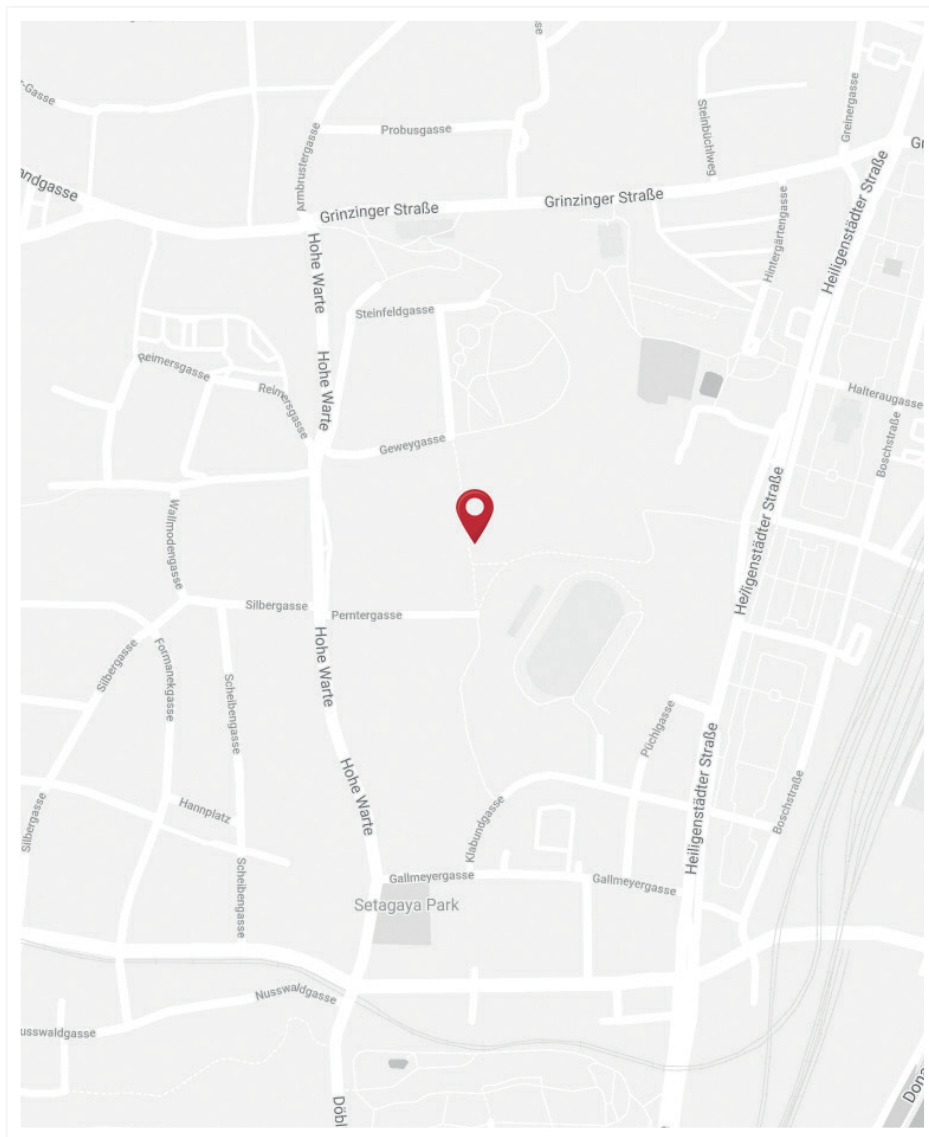
# Energy Pass

| Energieausweis für Wohngebäude                                                                                                                             |                            |                                                         |                     | <b>RUSTLER®</b><br>ENERGY EFFICIENCY EXPERTS |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------|---------------------|----------------------------------------------|---|
| <b>OiB</b><br><small>Österreichischer Institut für Bautechnik</small>                                                                                      |                            | <b>OiB-ANWISUNG</b><br><small>Ausgabe März 2015</small> |                     |                                              |   |
| <b>BEBEICHNUNG</b> 1190 Wien, Aussichtsweg 7                                                                                                               |                            |                                                         |                     |                                              |   |
| Gebäude(tell)                                                                                                                                              | Erdgeschoss - Dachgeschoss | Baujahr                                                 | 1983                |                                              |   |
| Nutzungsprofil                                                                                                                                             | Mehrfamilienhaus           | Letzte Veränderung                                      | 1996                |                                              |   |
| Straße                                                                                                                                                     | Aussichtsweg 7             | Katastralgemeinde                                       | Holligenstadt       |                                              |   |
| PLZ/Ort                                                                                                                                                    | 1190    Wien               | KG-Nr.                                                  | 01503               |                                              |   |
| Grundstücknr.                                                                                                                                              | 228/4, 228/14              | Sechöhe                                                 | 200 m               |                                              |   |
| <b>SPEZIFISCHER STANDORT REFERENZ-HEIZWÄRMEBEDARF, STANDORT PRIMÄRENERGIEBEDARF,<br/>STANDORT KOHLENDIOXIDEMISSIONEN UND GESAMTENERGIEEFFIZIENZ-FAKTOR</b> |                            |                                                         |                     |                                              |   |
|                                                                                                                                                            | HWD <sub>spez,Std</sub>    | PED <sub>Std</sub>                                      | CO <sub>2,Std</sub> | f <sub>ges</sub>                             |   |
| A ++                                                                                                                                                       |                            |                                                         |                     |                                              |   |
| A +                                                                                                                                                        |                            |                                                         |                     |                                              |   |
| A                                                                                                                                                          |                            |                                                         |                     |                                              |   |
| B                                                                                                                                                          |                            |                                                         |                     |                                              |   |
| C                                                                                                                                                          |                            |                                                         |                     |                                              |   |
| D                                                                                                                                                          |                            | D                                                       |                     |                                              | D |
| E                                                                                                                                                          |                            |                                                         | E                   |                                              |   |
| F                                                                                                                                                          |                            |                                                         |                     |                                              |   |
| G                                                                                                                                                          |                            |                                                         |                     |                                              |   |

# Floor Plan



# Site Map



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Contact

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