

GREATSPOT  
Immobilien



Unobstructed view close to the  
center of Vienna Greatspot in the  
elegant green district of Vienna

Aussichtsweg 7/10 | 1190 Vienna

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## Description

This light-flooded flat with panoramic views over Vienna is located in the elegant green district of Vienna. The first-class furnishings include 3 separate, quiet bedrooms, a new bathroom, 2 toilets, an anteroom, a new complete kitchen, a romantic stove in the living room and parquet floors. In total, 97 m<sup>2</sup> of living space plus 44 m<sup>2</sup> of terrace with a south-facing distant 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).

Living Space: 97 m<sup>2</sup>

Terrace: 44 m<sup>2</sup>

Garage: 3

# Photos





## Photos



# Photos



# Energy Pass

**Energieausweis für Wohngebäude**  
OiB ÖSTERREICHISCHES  
INSTITUT FÜR BAUFISCHUNG

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REAL ESTATE EXPERTS

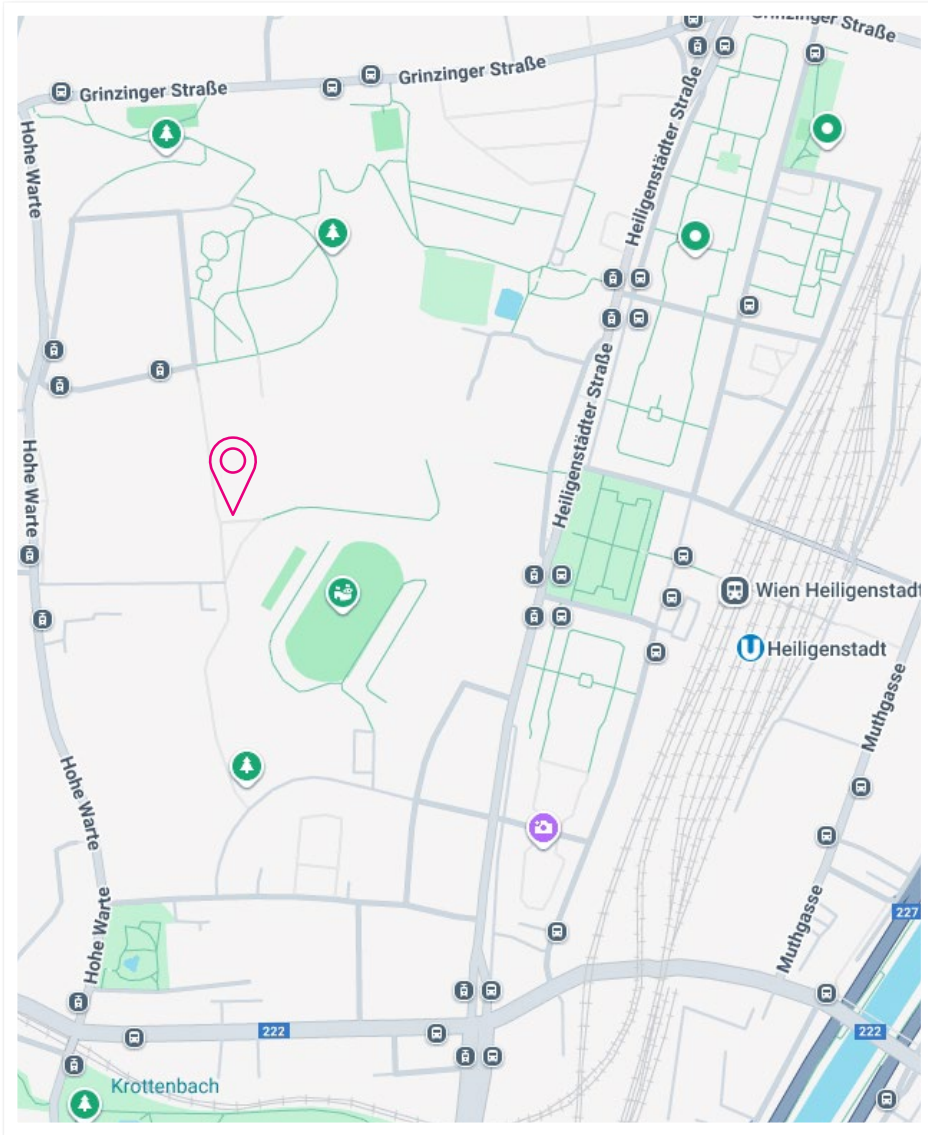
OiB-Richtlinie 6  
Ausgabe: März 2015

|                    |                            |                    |               |
|--------------------|----------------------------|--------------------|---------------|
| <b>BEZEICHNUNG</b> | 1190 Wien, Aussichtsweg 7  |                    |               |
| Gebäude(-teil)     | Erdgeschoss - Dachgeschoss | Baujahr            | 1963          |
| Nutzungsprofil     | Mehrfamilienhaus           | Letzte Veränderung | 1996          |
| Straße             | Aussichtsweg 7             | Katastralgemeinde  | Heiligenstadt |
| PLZ/Ort            | 1190 Wien                  | KG-Nr.             | 01503         |
| Grundstücksnr.     | 228/4, 228/14              | Seehöhe            | 200 m         |

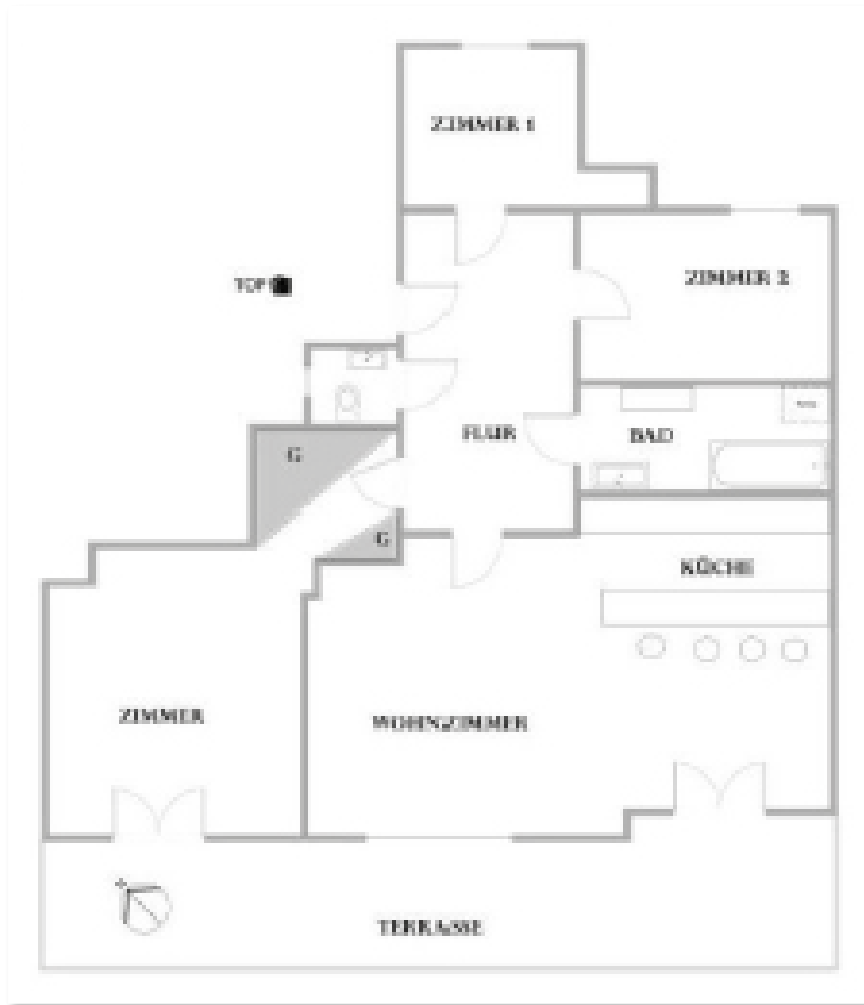
**SPEZIFISCHER STANDORT-REFERENZ-HEIZWÄRMEBEDARF, STANDORT-PRIMÄRENERGIEBEDARF, STANDORT-KOHLENDIOXIDEMISSIONEN UND GESAMTENERGIEEFFIZIENZ-FAKTOR**

|      | HWB <sub>Ref,SK</sub> | PEB <sub>SK</sub> | CO <sub>2</sub> <sub>SK</sub> | f <sub>GEE</sub> |
|------|-----------------------|-------------------|-------------------------------|------------------|
| A ++ |                       |                   |                               |                  |
| A +  |                       |                   |                               |                  |
| A    |                       |                   |                               |                  |
| B    |                       |                   |                               |                  |
| C    |                       |                   |                               |                  |
| D    | D                     | D                 |                               | D                |
| E    |                       |                   | E                             |                  |

# Site Map



# Floor Plan



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