

GREATSPOT
Immobilien



Very nice roof terrace apartment
in the middle of the vineyards with
a view over Vienna, Greatspot in
Vienna's elegant green district
Salmansdorfer Höhe 6 | 1190 Vienna

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Description

This beautiful roof terrace flat is located in the Salmansdorfer Höhe, in the middle of nature between Neustift and Obersievering. The flat is on the 2nd floor of a family apartment building in the middle of the vineyards and one can enjoy a fantastic view over Vienna from there. A quiet environment is definitely given due to the proximity to the Vienna Woods. The flat has an anteroom, a storage room, a bathroom with bathtub, a separate toilet, a room (approx. 15.66 m²), a small kitchen, a spacious living room (approx. 43.19 m²) with fireplace and exit to the wonderful terrace with a view into the greenery and over Vienna, another room (approx. 21.22 m²) with its own bathroom and an additional storage room. Local amenities are also available in the immediate vicinity, as are public transport connections to the city (bus line 35A and 39A within a few minutes walking distance).

The heating requirement in kWh/m² is 86.00 per year.

Living Space: 108 m²

Terrace: 31 m²

Garage: 0

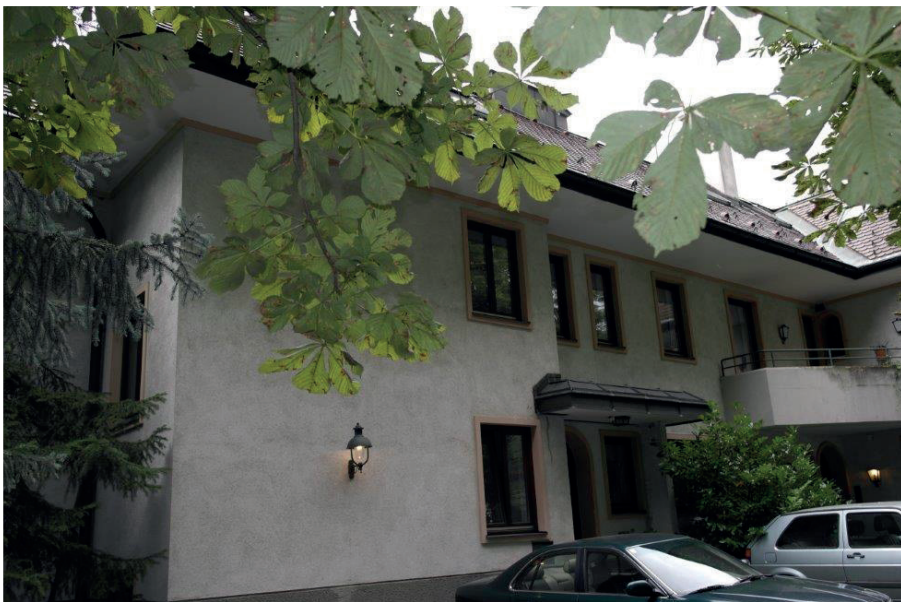
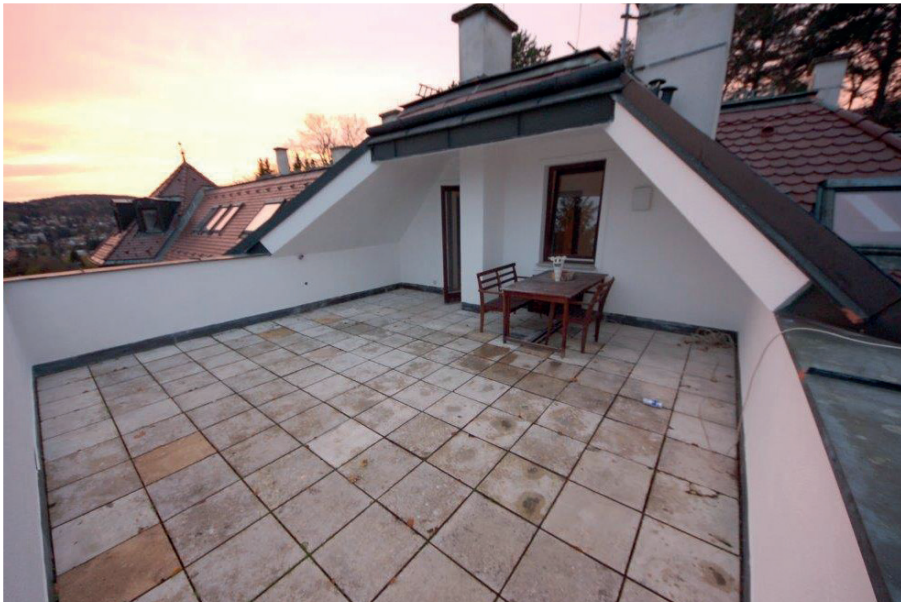
Photos



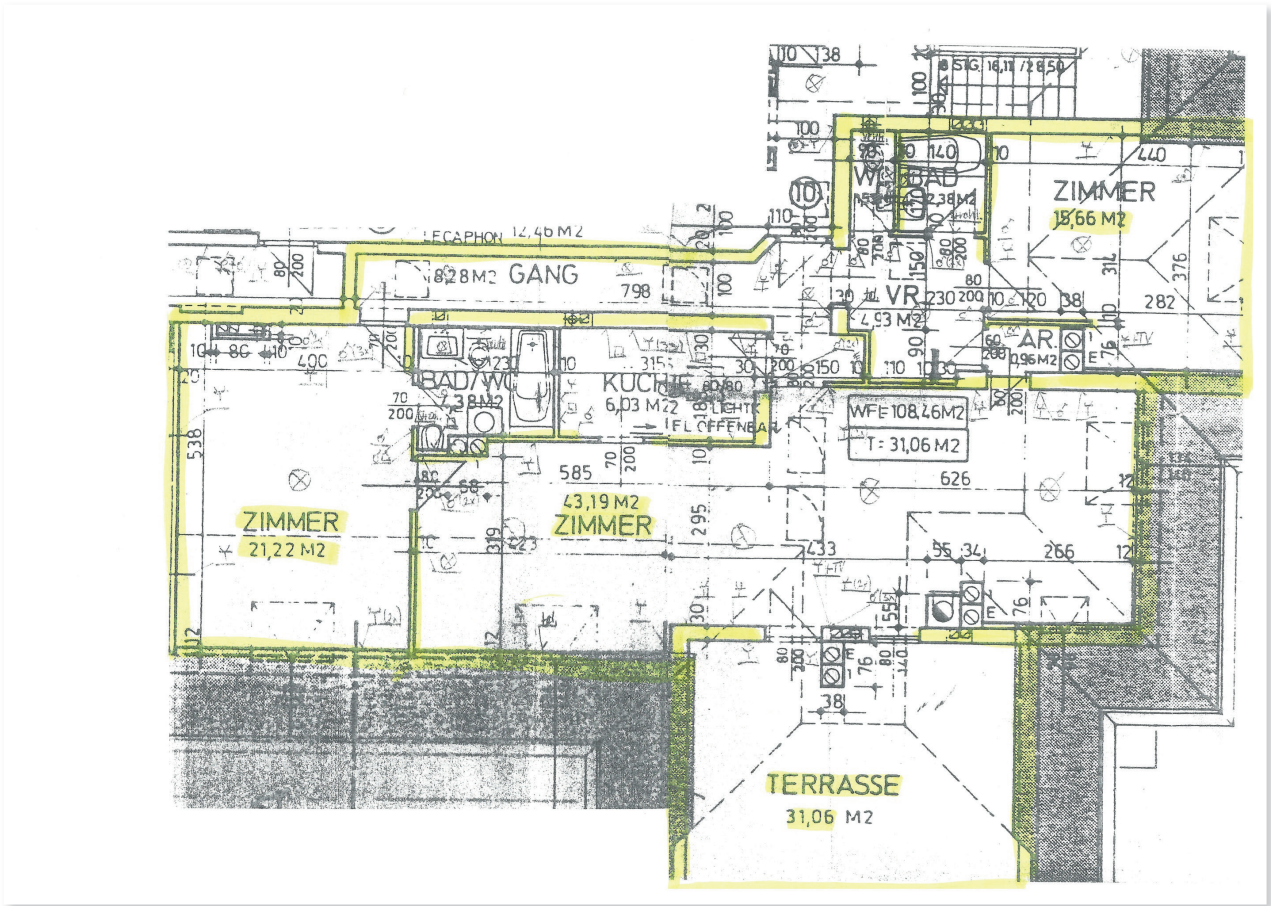
Photos



Photos



Floor Plan



Energy Pass

Energieausweis für Wohngebäude

OIB Österreichischer
Institut für Bautechnik

DB-Richtlinie 6
Ausgabe: Oktober 2011

ecOTECH

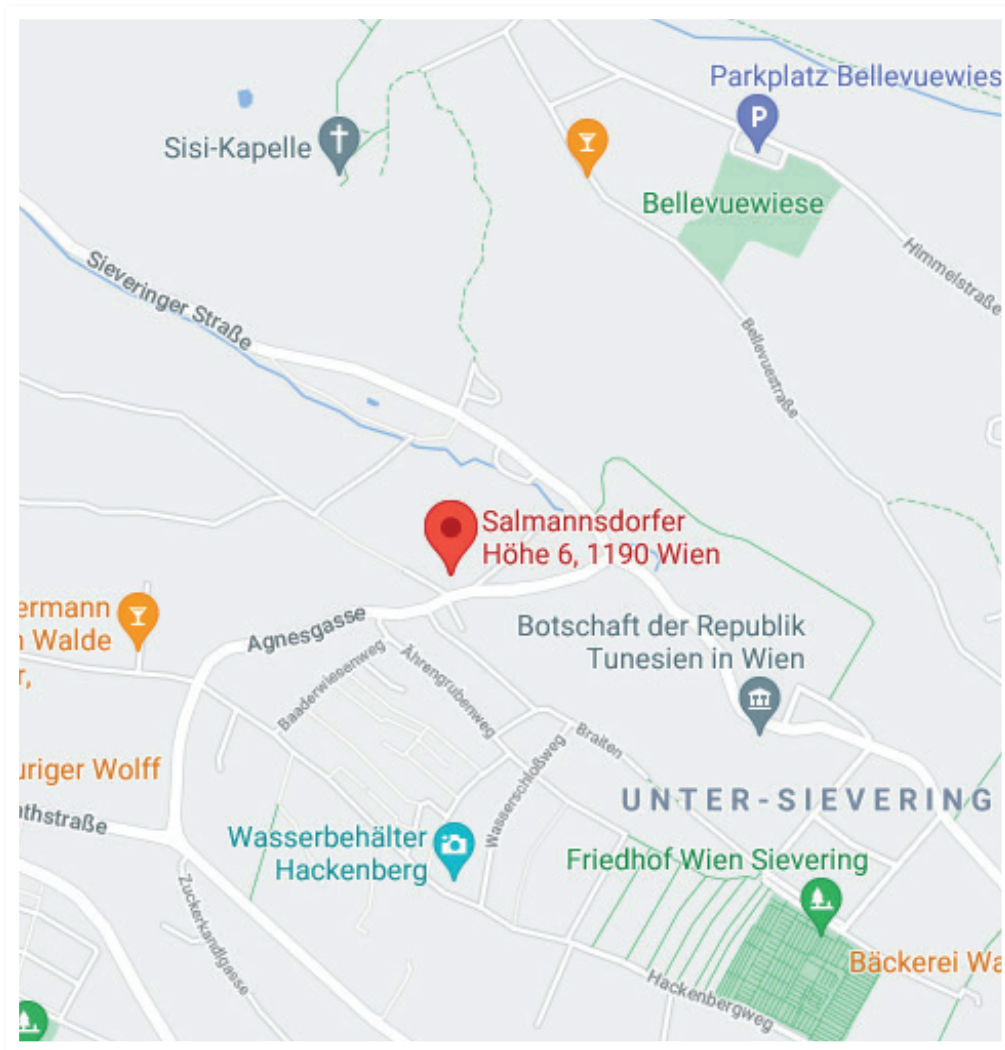
Wien

BEZEICHNUNG	Salmannsdorfer Höhe 6 - Mietwohnhaus		
Gebäude(-teil)	Dachgeschoss - Top 7	Baujahr	1986
Nutzungsprofil	Mehrfamilienhäuser	Letzte Veränderung	
Straße	Salmannsdorfer Höhe 6/7	Katastralgemeinde	Obarsieering
PLZ/Ort	1190 Wien-Döbling	KG-Nr.	1509
Grundstücksnr.	312/11	Seehöhe	249 m

SPEZIFISCHER HEIZWÄRMEBEDARF, PRIMÄRENERGIEBEDARF, KOHLENDIOXIDEMISSIONEN UND GESAMTENERGIEEFFIZIENZ-FAKTOR (STANDORTKLIMA)

	HWB _{SK}	PEB _{SK}	CO ₂ SK	f _{GE}
A++				
A+				
A				
B				
C	C	C	C	B
D				
E				
F				
G				

Site Map



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