



Greatspot im Wiens elegantem, altem  
Kaiserviertel nahe Schönbrunn mit  
perfekter Stadtanbindung

Fasangartengasse 107, Top 9 | 1130 Vienna

# Greatspot im Wiens elegantem, altem Kaiserviertel nahe Schönbrunn mit perfekter Stadtanbindung

GREATSPOT  
Immobilien

Fasangartengasse 107, Top 9 | 1130 Vienna

## Description

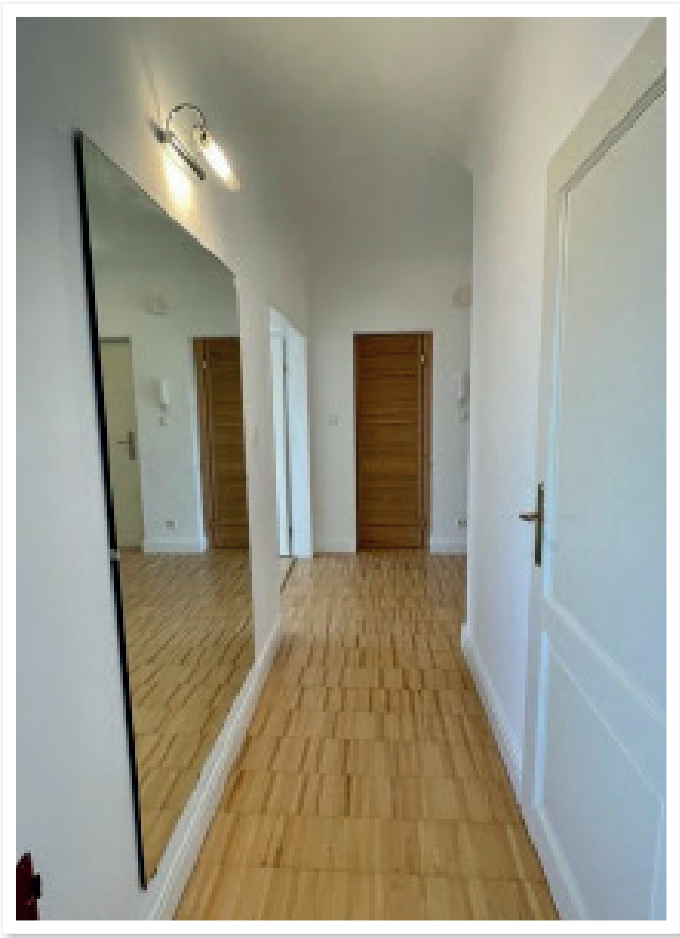
This newly equipped and calmly located flat is situated in Vienna's elegant old imperial quarter, the 13th district. Due to the location, both the tranquillity of nature and the proximity to the city centre are given. This flat is located on the 4th and last floor (without lift) of a residential building built in 1966. The 68 m<sup>2</sup> of living space are optimally divided into an anteroom (approx. 10 m<sup>2</sup>), a storage room (approx. 1.7 m<sup>2</sup>), a spacious bedroom (approx. 18.50 m<sup>2</sup>) with exit to the north-east facing terrace (approx. 13.50 m<sup>2</sup>), a eat-in kitchen (approx. 27 m<sup>2</sup>) with exit to the south-east facing balcony (approx. 8 m<sup>2</sup>), a bathroom with bathtub, washing machine connection and toilet. The first-class furnishings include a fitted kitchen, parquet floors and air conditioning in the living room and bedroom. The flat is in a good general condition and can be inhabited immediately. Tram line 62, bus line 8A, 56A/B and 58A/B can be reached within a few minutes walking distance.

Living Space:	68 m <sup>2</sup>
Balcony:	8 m <sup>2</sup>
Terrace:	13,5 m <sup>2</sup>
Cellar:	4 m <sup>2</sup>

# Photos



# Photos



# Photos



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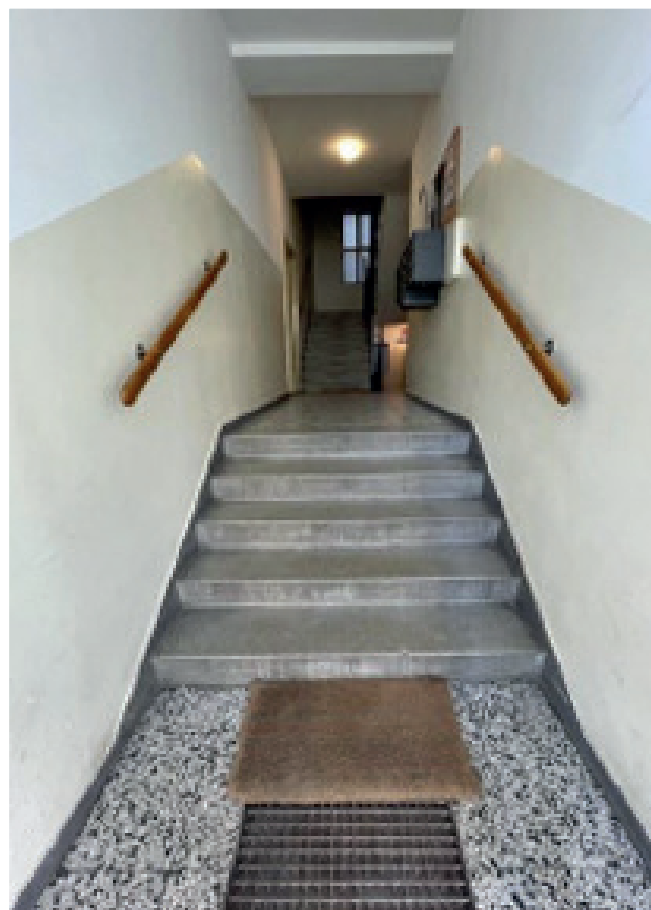
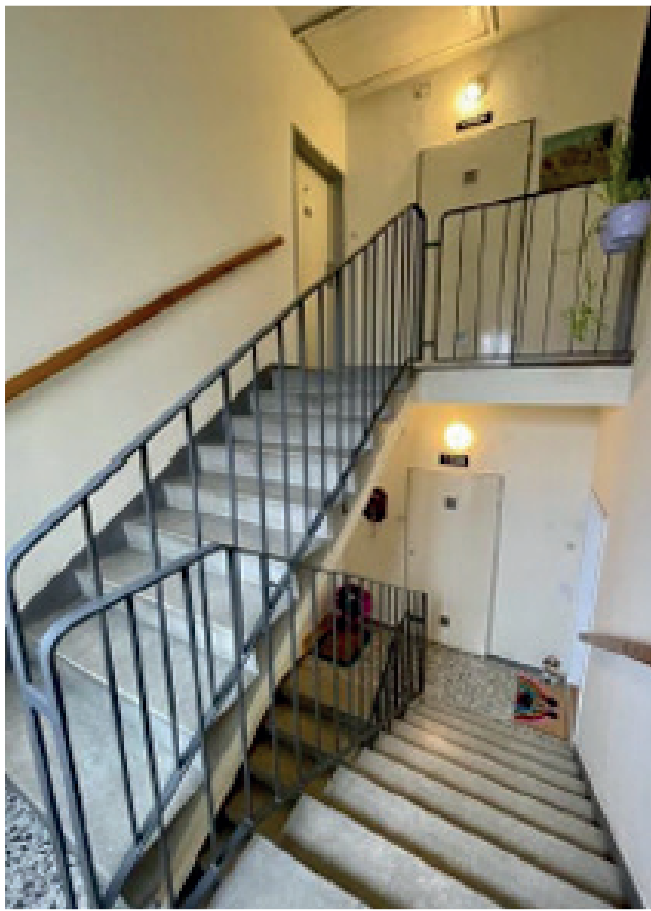


# Photos



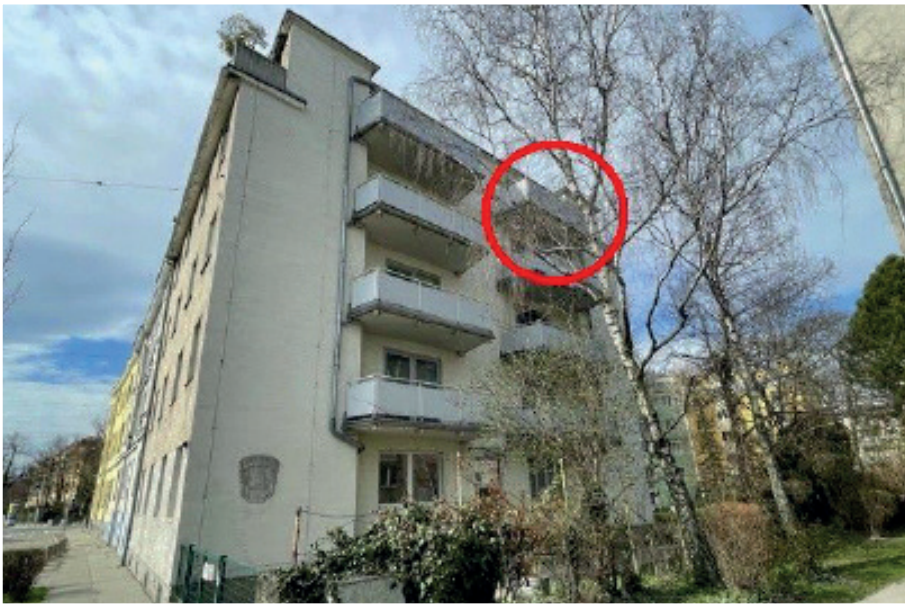


# Photos





# Photos



# Photos

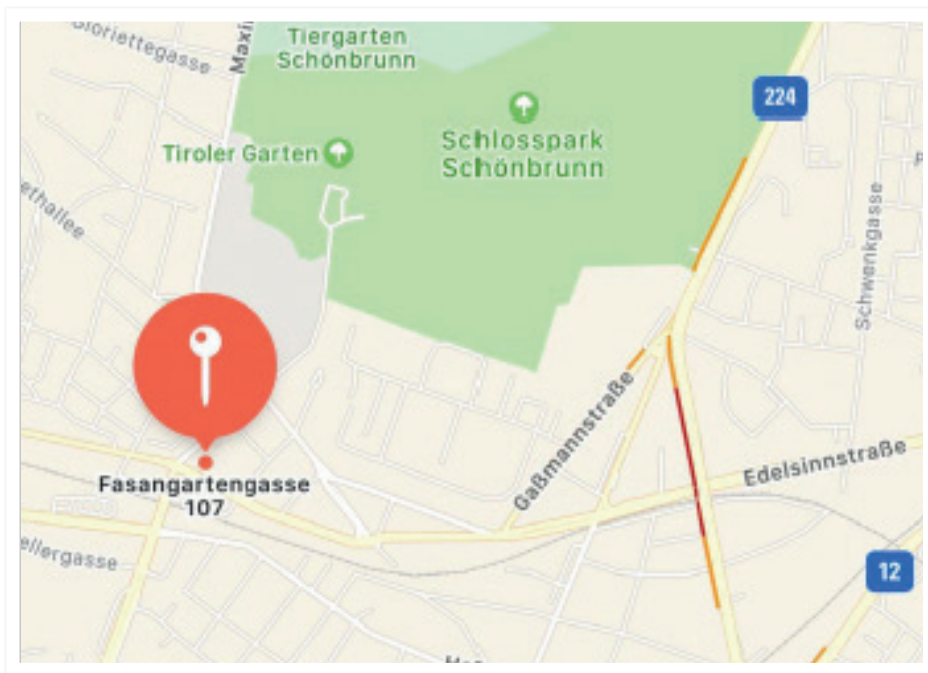




# Photos



# Map



# Energy Certificate

## Energieausweis für Wohngebäude

OIB Österreichischer Institut für Bautechnik OIB Richtlinie 6 Ausgabe: April 2019

BEZEICHNUNG	Fasangartengasse 107 Top 9	Umsetzungsstand	Ist-Zustand
Gebäude(-teil)	Wohnen	Baujahr	1996
Nutzungsprofil	Wohngebäude mit 10 und mehr Nutzungseinheiten	Letzte Veränderung	2006
Straße	Fasangartengasse 107	Katastralgemeinde	Speising
PLZ/Ort	1130 Wien-Hietzing	KG-Nr.	01213
Grundstücksnr.	358/61	Seehöhe	227 m

**SPEZIFISCHER REFERENZ-HEIZWÄRMEBEDARF, PRIMÄRENERGIEBEDARF, KOHLEN-DIOXID-EMISSIONEN und GESAMTENERGIEEFFIZIENZ-FAKTOR jeweils unter STANDORTKLIMA-(SK)-Bedingungen**

	HwB <sub>ref,SK</sub>	PEB <sub>SK</sub>	CO <sub>2,ref,SK</sub>	f <sub>GH,SK</sub>
A++				
A+				
A				
B				
C				
D				D
E	E	E		
F			F	
G				





# GREATSPOT

Immobilien

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