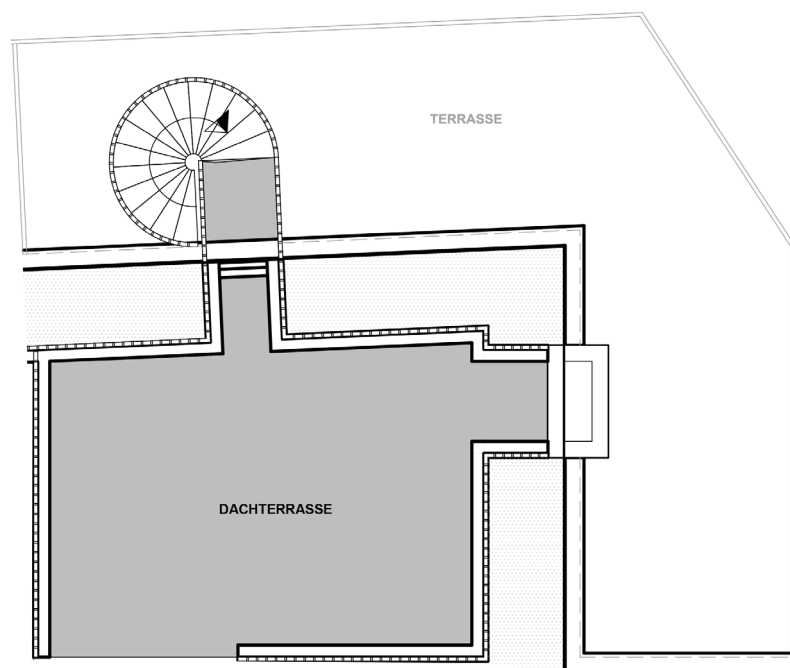
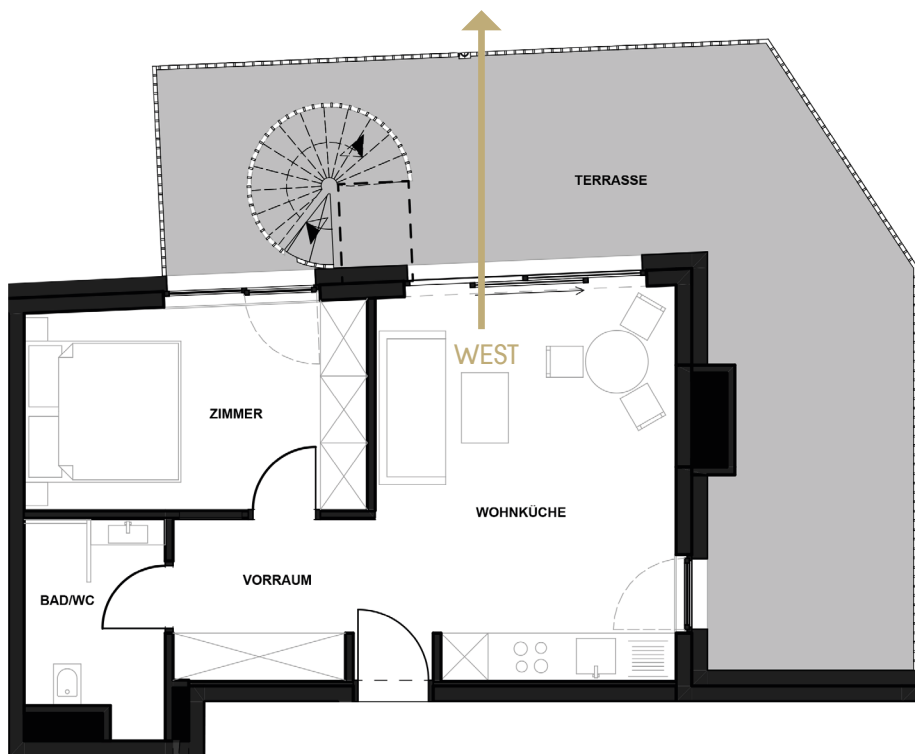




# AM KALVARIENBERG

SMART & MODERN  
WOHNEN IN WIEN

## 2 ZIMMER NORD/WEST

HWB: 29,00 kWh/m<sup>2</sup>a (Klasse B)

FGEE: 0,52 (Klasse A++)

|           |                      |
|-----------|----------------------|
| Vorraum   | 6,16 m <sup>2</sup>  |
| WC / Bad  | 4,39 m <sup>2</sup>  |
| Wohnküche | 17,82 m <sup>2</sup> |
| Zimmer    | 11,50 m <sup>2</sup> |

|                |                      |
|----------------|----------------------|
| Wohnnutzfläche | 39,97 m <sup>2</sup> |
| Raumhöhe       | 2,52 m               |

|                   |                      |
|-------------------|----------------------|
| Freifläche Balkon | 71,90 m <sup>2</sup> |
|-------------------|----------------------|

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