

Forsthausgasse, 1200 Wien | Apartment | Property no.: 36398



Contact

**Vassilena Valkova**

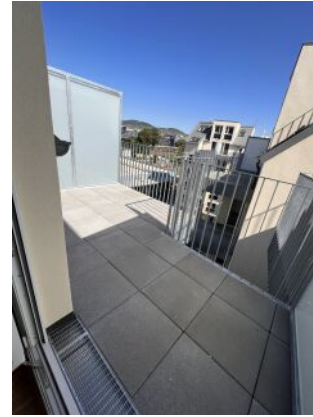
Immobilienberatung

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## Key data

Living area:	approx. 38.27 m <sup>2</sup>	Type of use:	Residential
Terrace area:	approx. 2.58 m <sup>2</sup>	Renting time:	5 years
Balcony area:	approx. 5.84 m <sup>2</sup>	Furnishing:	kitchen, bathroom
		Heating:	underfloor heating
Floor:	attic 1 / 1 DG	Location assessment:	good
Rooms:	2	Noise level:	moderately noisy
Bathrooms:	1	Construction type:	new building
Restrooms:	1	Condition:	new
Terraces:	1	Construction year:	2021
Balconies:	1		

Energy Performance Certificate  
 Valid until: 29.09.2030  
 Annual thermal energy index: **B** 26.8 kWh/m<sup>2</sup>year

## Amenities

Flooring:	tiles, parquet	Restrooms:	toilets
Elevator:	passenger elevator	Bathroom:	bathtub
Energy source:	district heating	Kitchen:	open kitchen
Balcony:	balcony/terrace facing west	Parking space type:	basement garage
Windows:	double glazing windows	Extras:	bicycle storeroom, children playground (indoor / outdoor)

## Price information

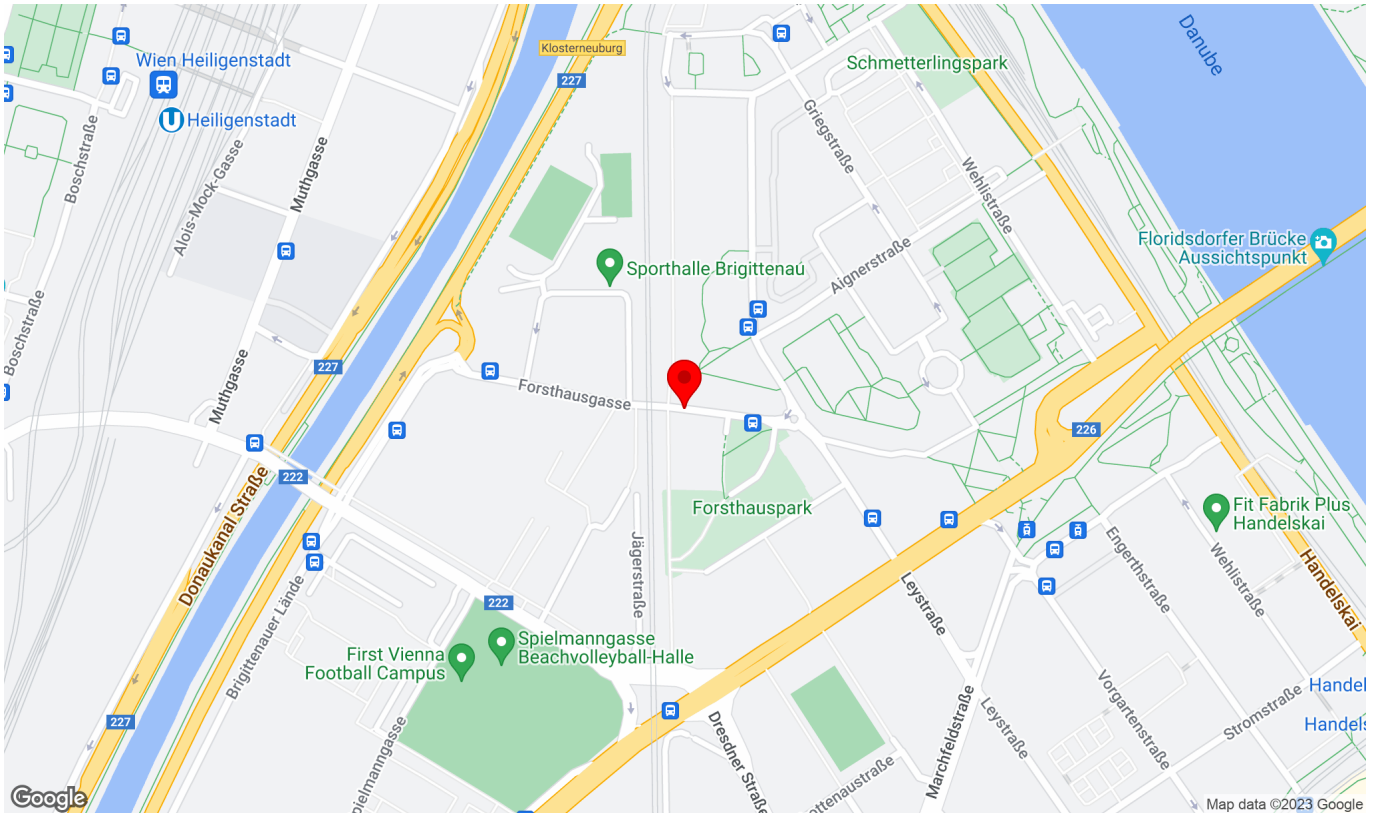
Total rent:	€742.60	Deposit:	3 months gross rent
Rent:	€594.72	Commission:	2 months gross rent plus 20% VAT
Operating costs:	€80.37		
VAT:	€67.51		
<hr/> Total monthly costs:	€742.60		

More photos



# Location

Forsthausgasse, 1200 Wien



## Infrastructure/distances (POIs)

### Health

Physician	500 m
Pharmacy	250 m
Clinic	1,000 m
Medical building	1,500 m

### Local supply

Supermarket	250 m
Bakery	250 m
Shopping centre	1,000 m

### Transport

Bus	250 m
Straßenbahn	750 m
Subway	750 m
Train station	750 m
Motorway junction	500 m

### Children & schools

School	500 m
Kindergarten	250 m
University	500 m
Secondary school	1,250 m

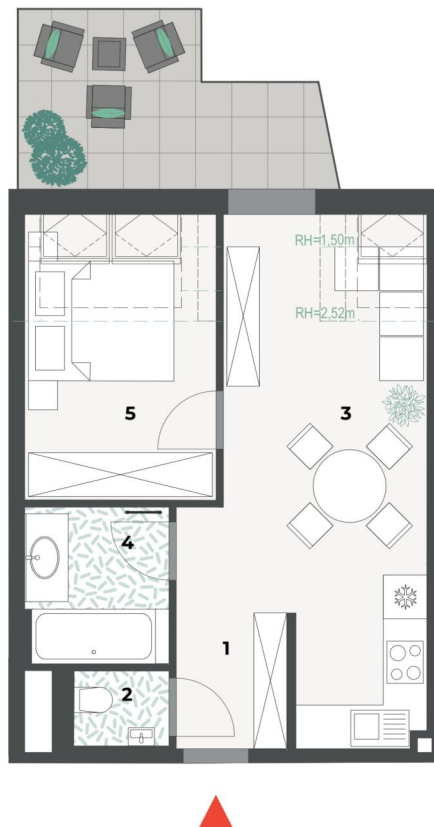
### Others

Bank	500 m
ATM	500 m
Post office	750 m
Police	750 m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap

Plan

DAS FORST II



Unverbindliche Plankopie. Änderungen vorbehalten. Die dargestellte Möblierung dient nur zur Illustration.

TOP 66

F/1. DG



RAUMAUFTEILUNG

1	Vorraum	2,84 m <sup>2</sup>
2	WC	1,34 m <sup>2</sup>
3	Wohnküche	19,59 m <sup>2</sup>
4	Bad	4,19 m <sup>2</sup>
5	Zimmer	10,34 m <sup>2</sup>

NUTZFLÄCHE

38,27 m<sup>2</sup>

TERRASSE I

2,58 m<sup>2</sup>

BALKON

5,84 m<sup>2</sup>

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