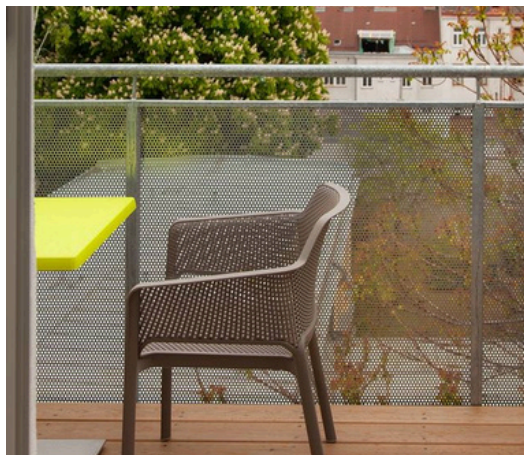
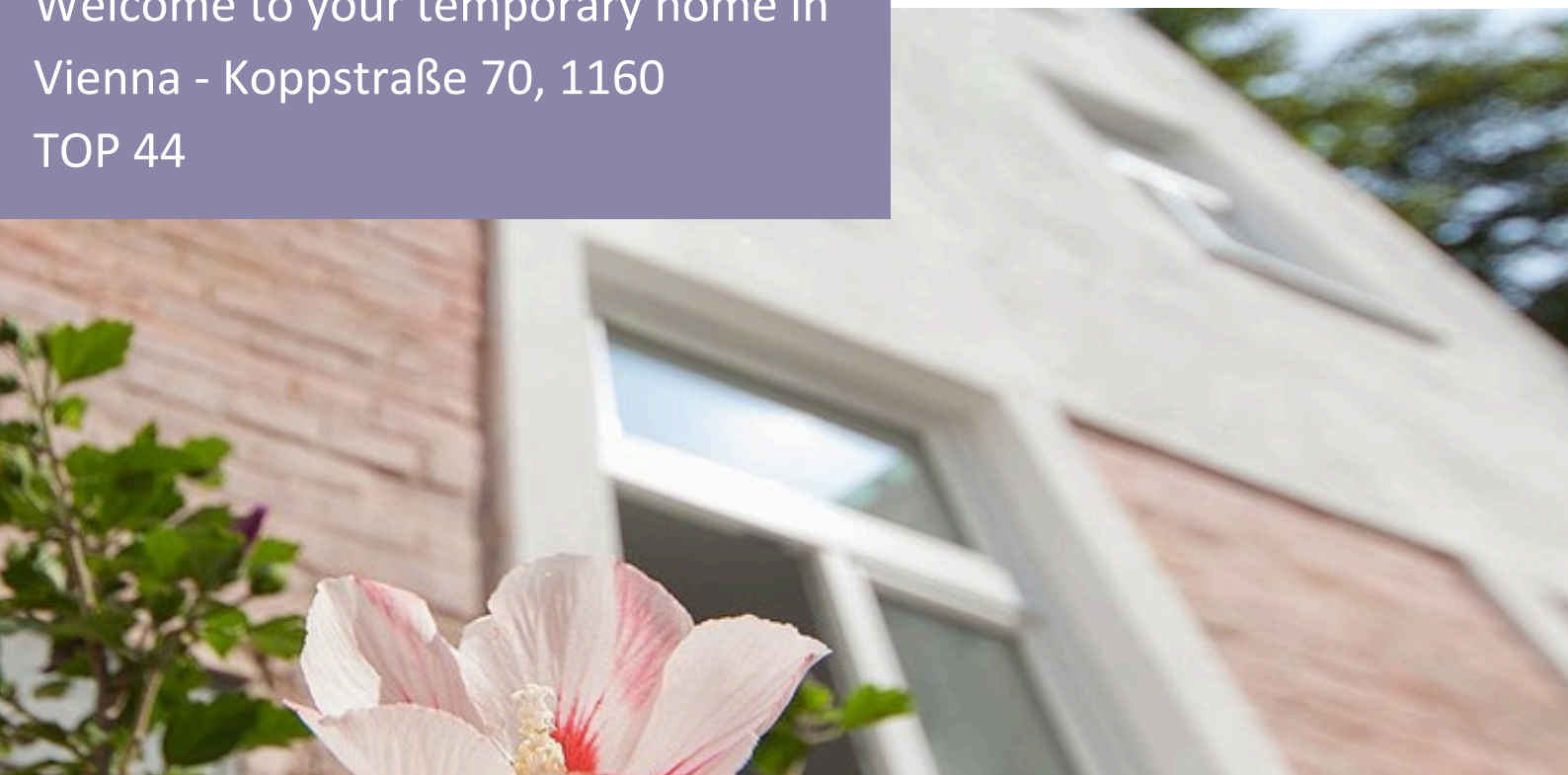


Welcome to your temporary home in  
Vienna - Koppstraße 70, 1160  
TOP 44



**Beautiful, modern renovated apartment  
located in a historic Viennese building  
with optimal connection to public  
transport**

This beautiful, modern renovated, bright apartment, which is located in a "Gründerzeit" building situated in the 16th district of Vienna, is rented out as a temporary flat or for medium-term stays in Vienna (for 1 to 6 months).

**TOP 44**

**Size:** 45.10 m<sup>2</sup>

**Balcony:** 3.50 m<sup>2</sup>

**Rooms:** 2

**Bathroom:** 1

**Toilet:** 1

## Move in and relax!

Spend your time in Vienna in this high-quality renovated, extraordinary old building apartment with traditional Viennese charm.

Located on the **3rd floor**, the flat features a **courtyard-facing bedroom** with a comfortable hotel-quality **box-spring double bed**, a comfortable **living room** with a sofa, TV, desk, a dining table and a fully equipped **kitchen**, a newly renovated **bathroom** and a **separate toilet**.

Modern meets tradition, that's how you can briefly describe the style.

The **kitchen** has a stove, oven, dishwasher, refrigerator, freezer, Nespresso machine, kettle and toaster. Other amenities include WIFI, wardrobe, hairdryer, iron, bed linen, towels, dishes, tea towels, cutlery and cooking pots.

In addition, you can enjoy a **3.50 m2 balcony** in this flat.



## Detailed description

### Room layout:

- 1 living room with sofa, TV, dining table, desk and kitchen
- 1 bedroom
- 1 hallway
- 1 bathroom
- 1 toilet
- 1 balcony

### Facilities:

- Boxspringbett
- Flatscreen TV
- Fully equipped kitchen with dishwasher
- Nespresso machine and kettle
- Hair dryer, iron
- Bed linen and towels available

## TOP 44

**Rent, including running costs, gas, electricity, internet and taxes:**

**EUR 1,640.00**

**Deposit:** 1 month's rent

**Rental period:** min. 1 month, max. 6 months; longer period on request

**Landlord/Owner:** KS70

Immobilienverwaltung GmbH

**Commission:** NONE

**Contract fee:** one-time € 144.00



## Location

The apartment is located in a central, hip neighbourhood close to the Schmelz University, Vienna's Brunnenmarkt and as well as the trendy Burggasse district. The flat has excellent public transport connections and is centrally located directly on tram line 9 and bus line 48a. The underground station U6 "Thaliastraße" is about 15 minutes away on foot.

Shops for daily needs and pharmacies are within walking distance. . Also in the neighbourhood is a shopping centre including a cinema (Lugner City) and Vienna's largest event centre, the "Wiener Stadthalle".

Around the apartment you can find a large selection of cafés and restaurants:

- Pizzeria Filippo, Richard Wagner Platz 17, 1160 Vienna (Italian)
- Gasthaus Elsner, Neumayergasse 2, 1160 Vienna (Viennese)
- Rosé Restaurant, Koppstraße 56, 1160 Vienna (Oriental grill)

## Services

The rental agreement is concluded between the tenant and the landlord, KS70 Immobilienverwaltung GmbH.

The company Top Concierge acts as property manager and is your permanent and sole contact for the entire rental period.

The apartment is handed over fully furnished, equipped with WIFI and cleaned. All you have to do is unpack your suitcases and you can immediately feel at home.

You are welcome to request additional services such as cleaning, courier services, shopping service and tour guides directly from TOP Concierge at [www.topconcierge.at](http://www.topconcierge.at).

## Parking

Short-term parking zones have been set up across all districts of Vienna. Parking in these zones is subject to a fee at set times (9 a.m. to 10 p.m. at €1.10 per half hour for a maximum of 2 hours). Parking tickets can be purchased in tobacco shops or at gas stations in Vienna. Alternatively, you can also purchase short-term parking tickets using the "Handyparken" app.

If you live in a district for a longer period of time, you can apply for a resident parking sticker. This is possible from as little as 3 months. You can find more information here:

<https://www.wien.gv.at/verkehr/parken/kurzparkzonen/anrainerparken/>

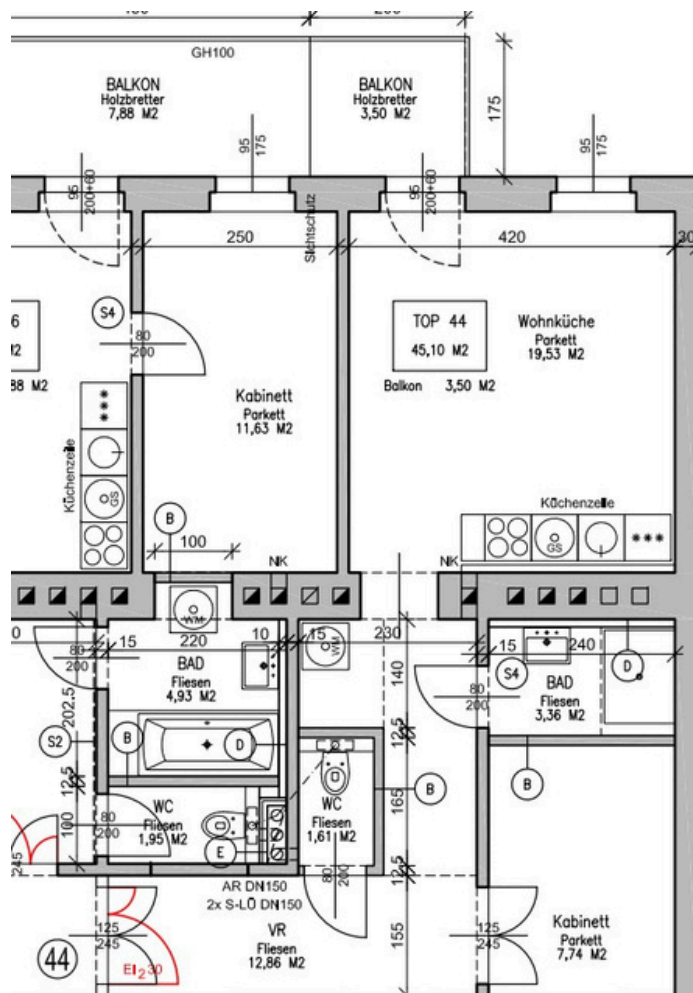
The following parking garages are in the immediate vicinity:

The **Best In Parking "Klausgasse"** parking garage is diagonally opposite the accommodation. The monthly rate there is € 132.-.

[www.bestinparking.com/de/at/garage/garage-klausgasse](http://www.bestinparking.com/de/at/garage/garage-klausgasse)

**Parkhaus Wattgasse** - BOE Parking, Wattgasse 6, 1160 Vienna

[www.boe-parking.at](http://www.boe-parking.at)



## Contact

To arrange a viewing or for any further information, please contact us.  
The **TOP Concierge** team is happy to be at your service.

**E-Mail:** [office@topconcierge.at](mailto:office@topconcierge.at)

**Phone:** +43 1 288 27 08

**Website:** [www.topconcierge.at](http://www.topconcierge.at)