

# EXPOSÉ UNIVERSE

## *Key Facts - Smart Plus*

<b>Type:</b>	new building; 91 apartments
<b>Rooms:</b>	1
<b>Living Space:</b>	~ 29 sqm
<b>Elevator:</b>	available
<b>Rent including utility bills:</b>	€ 725.00
<b>Furnishing:</b>	fully furnished / ready to move in
<b>Parking:</b>	optional € 100.00 per month
<b>Bicycle stand:</b>	inclusive
<b>Deposit:</b>	3 net rents
<b>Rental period:</b>	at least 6 months



## *About our Apartments*

The station district in Münster is just developing: With the new, modern central train station, the planned redesign of Windthorststraße and the many modern bars and restaurants in the immediate vicinity, the area around the train station has developed into a real trendy district. Right in the middle: the Universe. Whether for commuters, couples, singles or students - choose from the 91 fully furnished apartments the unit that meets your expectations and needs and find the perfect one for you to move right in.

The apartments are flooded with light, intelligently designed, meet the highest energy standards and are so centrally located that you can find everything for your daily needs, public transport connections and countless leisure activities within walking distance.

Typically for Münster, the number 1 means of transport has also been thought of: there is a spacious bicycle cellar and bicycle parking spaces in the inner courtyard for your beloved bike. But your car is also well protected; there are numerous parking spaces available for optional rental in the basement of the building.

## *Equipment*

- Underfloor heating
- Individual temperature control in every room
- Special equipped triple-glazed windows (against prying open)
- Sun protection through blackout curtains
- Security glazing on ground floor
- High quality furniture
- Made-to-measure kitchen with modern electrical appliances
- Walk-in shower with glass partition
- Towel radiator in the bathroom
- Bathroom mirror with integrated lighting

## *Sustainability*

- KfW 55 energy efficient house with triple glazing
- Economical and low-CO2 heating



## Location




The Universe is located in the heart of Münster, right next to the main train station. From here you can experience the city with all its facets: The harbor with its restaurants and bars invites you to linger. You just want to enjoy the sun? The southern park, the city lake ‚Aasee‘ or the Dortmund-Ems Canal are ideal for this.

Pure culture: the GOP-Varieté is located directly at the train station, the ‚Theater am Bült‘ can also be reached within minutes and the Cineplex cinema is almost on the doorstep.

The city center with the famous Prinzipalmarkt and the long-established restaurants are also worth a walk. Particularly popular: ‚Gasthaus Leve‘, the small and large ‚Kiepenkerl‘ and the ‚Töddenhoek‘. The old town next door with its streets of colorful houses and various pubs, bars and restaurants attracts people of all ages from Münster and the surrounding area, especially on the weekends.

Escape the city! It doesn't take long and you are in the middle of nature: Recharge your batteries with an extensive bike tour along the Werse, a walk along the canal or a hike through the ‚Baumberge‘.

## Distances

			
<b>Central Station</b>	1 Min.		
<b>City Center</b>	10 Min.	5 Min.	
<b>Uni-Hospital</b>		15 Min.	10 Min.
<b>Hiltrup</b>		20 Min.	15 Min.
<b>University</b>		5/10 Min.	5/10 Min.
<b>Motorway A1 / A43</b>			10 Min.





## *Apartment Plan Example Smart Plus*

<b>Apartment:</b>	5.11
<b>Rooms:</b>	1
<b>Living Space:</b>	29 sqm

The apartment is rented fully furnished and ready to move in: kitchen with electrical appliances, eating area, bed (120 x 200 cm), side table, desk and chair, wardrobe, cloakroom and bathroom cabinet.

