

# EXPOSÉ VON-STEUBEN-STRASSE

## *Key Facts - Type A3*

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Type:</b>                     | new building                |
| <b>Rooms:</b>                    | 1                           |
| <b>Living space:</b>             | 39.6 sqm                    |
| <b>Elevator:</b>                 | available                   |
| <b>Rent incl. utility bills:</b> | € 1075.00                   |
| <b>Furnishing:</b>               | fully furnished             |
| <b>Parking:</b>                  | optional € 120.00 per month |
| <b>Bicycle stands:</b>           | including                   |
| <b>Deposit:</b>                  | 2 rents                     |
| <b>Rental period:</b>            | at least 6 months           |

## *About our apartments*

With its many trendy bars and restaurants, the Münster train station district has developed into a real trend district in recent years. Right in the middle: Our „Von-Steuben-Straße“ residential complex, which enriches the city of Münster with 199 fully furnished apartments and is the ideal starting point for work, studies, everyday life and leisure time.

With a kitchen, bathroom, bed, closet and desk as well as a package that includes heating, electricity and WiFi, you can move in without much effort. All apartments are flooded with light. The practical, well thought-out layout of the individual apartments creates great freedom in a small space, creating a pleasant feeling of living and leaving plenty of room for your own life. The entire building has modern technology for energy-saving operation. The green inner courtyard behind the apartment complex is a meeting point for the residents, but also offers appropriate oases of peace as a retreat.

In addition to the optimal transport connection, the number 1 means of transport was also considered - typical for Münster: there is a spacious bicycle cellar and bicycle parking spaces in the inner courtyard. But the car is also well protected; Parking spaces are available for optional rental in the basement of the building.

## *Equipment*

- Underfloor heating
- Individual temperature control in each room
- Floor-to-ceiling windows with triple glazing
- Sun protection through blackout curtains
- High-quality furniture
- Made-to-measure kitchen with modern electrical appliances
- Walk-in shower
- Towel radiator in the bathroom
- Bathroom mirror with integrated lighting

## *Sustainability*

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



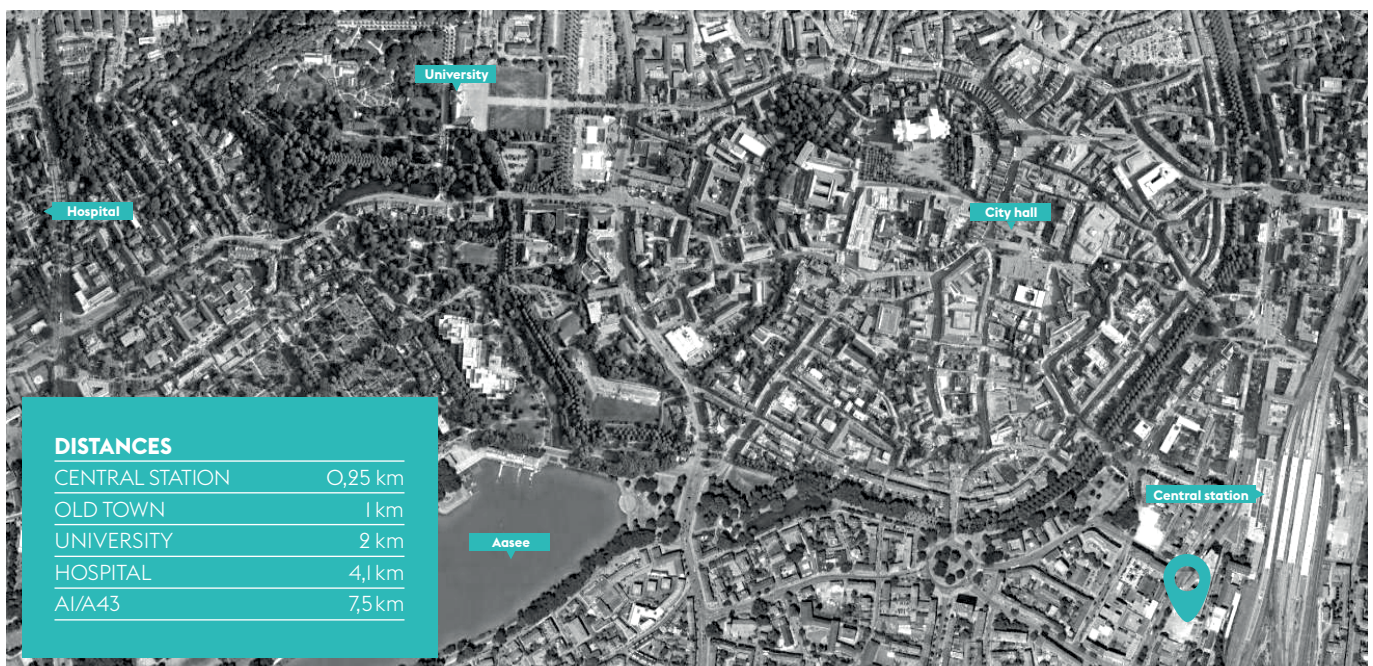
## Location

The „Von-Steuben-Straße“ is located in the heart of Münster in the immediate vicinity of the main train station. From here you can experience Münster with all its facets: while the harbor invites you to linger with its restaurants and bars, you can relax and enjoy the sun in the Südpark, on Lake Aasee or on the Dortmund-Ems Canal.

But there is also a lot to discover in the immediate vicinity: the GOP-Variété is right next to the train station, the theatre „am Bült“ can also be reached quickly after a short walk and the Cineplex is almost on the doorstep. There are also many shops for daily needs, pharmacies, banks and various trendy bars, cafes and restaurants.

The promenade in the green ring around the historic city center is only a few meters away and the city center with the well-known Prinzipalmarkt and countless leisure activities can be easily reached on foot.

If you need a break from city life, it doesn't take long and you're in the middle of nature: recharge your batteries with a long bike ride along the Werse, a walk along the canal or hiking through the tree-lined mountains.



## *Apartment Plan Example Type A3*

The apartment is rented fully furnished and ready to move in: kitchen with electrical appliances, dining area, bed, side table, desk and chair, wardrobe, cloakroom and bathroom cabinet.

