



THE BRUCKLYN APARTMENTS

Exposé

Furnished lifestyle apartments with gym, sauna, pool, cinema at an all-inclusive rent.

THE BRUCKLYN in Erlangen-Bruck offers creatively designed multifunctional, fully furnished designer apartments with a balcony and many sport, spa and entertainment choices at an all-inclusive rent.

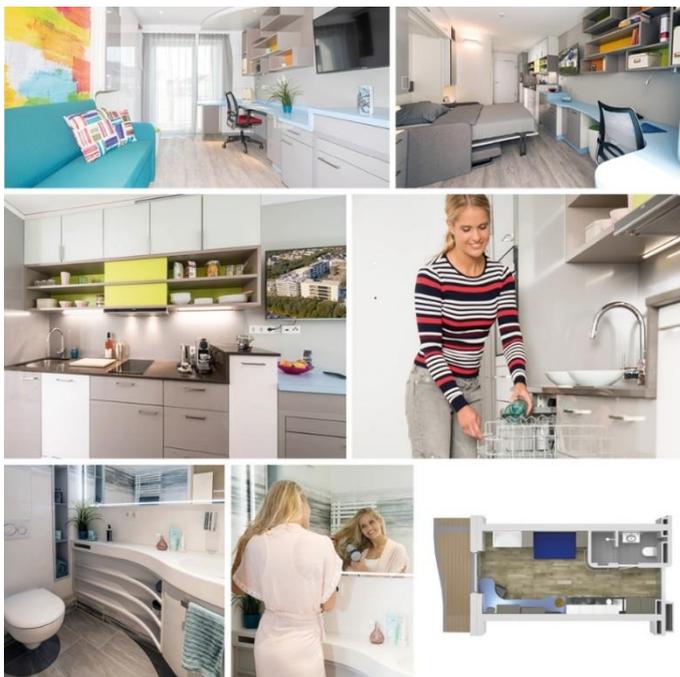
Rental price

The total rent covers these leisure facilities: fitness studio, sauna and spa area, cinema, cooking lounge as well as rooftop terrace with pool and lounge area, basketball/soccer court, volleyball field and much more.

Short-term tenants can take advantage of the all-inclusive lifestyle accommodation offer in The Brucklyn with a short-term tenancy agreement for €995 incl. incidentals/month (tenancy period 1-5 months).

All utility costs are included, i.e. electricity, heating, water, waste disposal, house insurance, caretaker, house cleaning, high-speed Internet and much more.

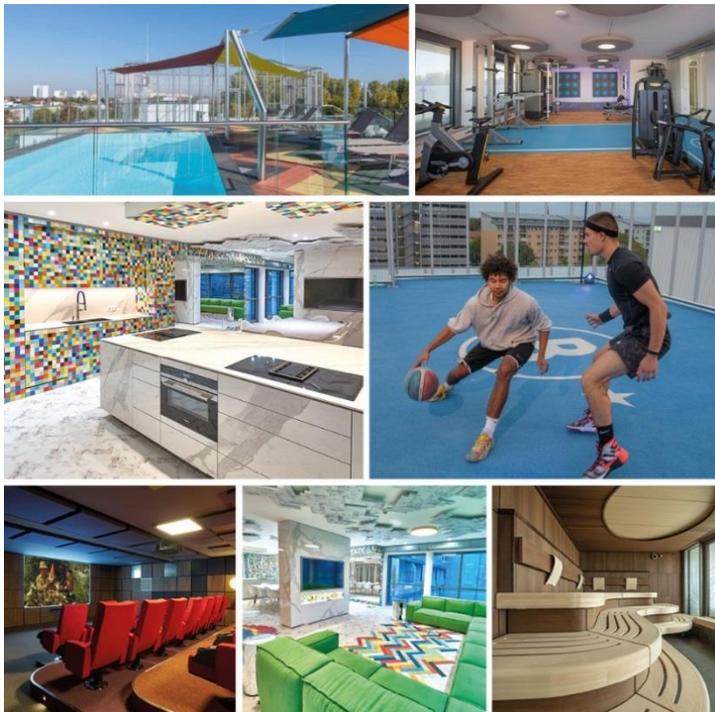
Fixtures and fittings in the apartments.



In THE BRUCKLYN you rent modern, fully furnished apartments with an area of approx. 23 m². All dwellings have a balcony or terrace and are fully equipped with:

- Custom-made, high-quality fitted furniture with plenty of stowage room and functional use of space: the 1.40 m x 2 m folding bed with box-spring mattress quickly transforms the living room into a bedroom
- A work area for studying in peace with an extended desk, LED desk lamp, wall shelving and ergonomic desk chair
- High-quality kitchen unit with Siemens compact oven, microwave, dishwasher, refrigerator, extractor hood, ceramic hob plus Nespresso coffee machine with milk frother as well as extendable dining table and two stools
- Exclusive shower with sanitary facilities and fittings by the brands Grohe und Keuco as well as a towel warmer and LED lighting strip integrated into the mirror to create a pleasant atmosphere,
- Streaming-capable 49 inch Samsung UHD TV for perfect entertainment incl. 4 SKY channels
- High-speed Internet, Wi-Fi as well as Bluetooth loudspeakers for optimum connectivity
- Electric shutters
- Video intercom unit with colour monitor for a high level of security
- Smart-Home system **in development**, which can be operated via app to control the room temperature, lighting and shutters in the apartment.

Sport, spa and entertainment facilities included in the building.



The all-inclusive rental prices encompass the flat rate for additional costs, the electricity costs and free use of the many and varied sport, spa and community rooms, such as:

- Modern gym on the 4th floor with a large window front, equipped with the latest Pavigym fitness technology for an interactive training programme as well as the latest selectorized



strength training equipment and multigym devices from Technogym for training all muscle groups

- Cinema in HD quality with Sonos loudspeaker system and the latest LED lighting technology, SKY receiver for communal gaming, watching TV and viewing series
- Library for reading or working, with additional separate team working room
- Sauna facilities with Bisazza mosaic and natural wood incl. spa area for relaxation
- Stylish, well-equipped Cooking Lounge for communal cooking, eating and watching TV
- Outdoor pool on the roof with terrace, furnished with sunbeds and loungers for relaxing and sunbathing
- Rooftop terrace with basketball and soccer court
- Beach volleyball field and fitness parkours - and much more

The facility management and caretaker are in the building.

Location.

The new fashionable quarter BRUCKLYN is situated in the south of Erlangen, in the district of Erlangen-Bruck with very good transport connections to the renowned Friedrich-Alexander-Universität and to the city centre. The urban rail station is in 200 m walking distance, and after only two stations you are already in the centre of Erlangen. The motorway is similarly only a few minutes away. Major companies such as Siemens, Adidas, Framatome, Puma and Schaeffler have their headquarters in the vicinity.

The BRUCKLYN quarter has a lot more to offer, e.g. BRUCKLYN HALL coworking for start-ups, young companies and the self-employed, who can rent offices and individual workplaces here, as well as meeting and event rooms.

For its innovative and visionary energy concept, the BRUCKLYN quarter received the Handelsblatt Energy Award 2017 in the category of Smart Infrastructure.

Rental Inquiry / Contact

If you wish to submit a rental inquiry, please fill in the tenant self-disclosure form that is available for download on the website under "Rental Inquiry" and send it to us by e-mail at renting@the-brucklyn.de. You can also download the tenant self-disclosure form, save it and then complete it and send it directly online.

If you have any further queries, you can also contact us by phone on the number: +49 (0)9131-916620 or simply visit our website at <https://www.the-brucklyn.de/kontakt-service-faq>

We look forward to meeting you,

The Brucklyn Team