




**ROOMY Dresden**
**All-inclusive-Apartments for students and professional people**
**Reisewitzer Straße 78, 01159 Dresden**
**Special discount for long term tenants!**

Floor	Apartment	Typ	Living space approx. in m <sup>2</sup>	All-inclusive rent * term < 6 month	All-inclusive rent term > = 6 month
1st floor	1	Single	42	800 €	680 €
1st floor	2	Single	40	780 €	660 €
1st floor	3	Single	40	780 €	660 €
1st floor	4	Single	40	770 €	650 €
1st floor	5	Single	40	770 €	650 €
1st floor	6	Double	52	980 €	830 €
1st floor	7	Grand	55	1.030 €	875 €
1st floor	8	Grand 	58	1.060 €	895 €
2nd floor	9	Single	42	800 €	690 €
2nd floor	10	Single	40	780 €	670 €
2nd floor	11	Single	40	780 €	670 €
2nd floor	12	Single	40	770 €	660 €
2nd floor	13	Single	40	770 €	660 €
2nd floor	14	Double	52	980 €	840 €
2nd floor	15	Grand	55	1.030 €	890 €
2nd floor	16	Grand 	58	1.060 €	895 €
3rd floor	17	Single	42	810 €	690 €
3rd floor	18	Single	40	790 €	670 €
3rd floor	19	Single	40	790 €	670 €
3rd floor	20	Single	40	780 €	660 €
3rd floor	21	Single	40	780 €	660 €
3rd floor	22	Double	52	990 €	840 €
3rd floor	23	Grand	55	1.050 €	890 €
3rd floor	24	Grand 	58	1.070 €	895 €
Top floor	25	Single	41	810 €	690 €
Top floor	26	Single	41	810 €	690 €
Top floor	27	Single	41	800 €	680 €
Top floor	28	Single	41	810 €	690 €
Top floor	29	Single	43	840 €	710 €
Top floor	30	Double	47	930 €	790 €
Top floor	31	Double	47	910 €	790 €

\* Plus 7% VAT

<sup>i</sup> The services included in the all inclusive rent as well as comments and notes on the rental price list can be found on the following pages.

**ROOMY Dresden**  
**All-inclusive-Apartments for students and professional people**  
**Reisewitzer Straße 78, 01159 Dresden**

**Equipment and services included in the all inclusive rent:**

- Renting of the apartment furnishing:
  - Modern bathroom with spacious shower, washbasin, toilet and towel radiator
  - Well equipped kitchen with cooktop, sink with drainboard, dishwasher, microwave grill combination, fridge with freezer, cooker hood and waste bin
  - Bedroom area with a 1.40 m queen-size bed incl. headboard, bed frame, slatted frame, mattress, duvet and pillows as well as a 1.20 m closet
  - Further furniture such as wall unit with cabinet and shelf elements, wardrobe, shoe rack and mirror, dining table with chairs, desk with acoustic panel, roller stool, swivel chairs
  - Warm white LED illumination and darkening curtains in front of the windows
  - Covered loggia with table and chairs
- Use of common areas:
  - Approx. 87 m<sup>2</sup> common room "ROOMY Lounge" with open kitchen, large TV screen, coffee machine, ample seating and approx. 79 m<sup>2</sup> patio
  - Approx. 47 m<sup>2</sup> terrace with ample seating
  - Approx. 58 m<sup>2</sup> fitness room "ROOMY Gym"
  - Approx. 15 m<sup>2</sup> launderette with ironing facilities (use of washing machine and dryer costs extra)
- All incidental costs such as water, hot water, heating, electricity and waste disposal as flat rate without bill of utility cost
- Cellar room on request
- Safe parking spot in bicycle garage to each apartment
- Service and caretaker at specific times
- TV reception via satellite system
- Wi-Fi in all common areas
- Cleaning of the common areas
- Offer of community events

**Comments and notes on the rental price list:**

---

<sup>i</sup> General equipment description, which differs slightly depending on the apartment type.

**ROOMY Dresden**

**All-inclusive-Apartments for students and professional people**

**Reisewitzer Straße 78, 01159 Dresden**

- The entire residential complex and all apartments are barrier-free and accessible via a central lift system.
- Modern techniques with intercom, locking system, video surveillance and outdoor lighting are available for your safety.
- The apartments No. 1 - 5, 9 - 13, 17 - 21 and 25 - 29 from approx. 33 to 37 m<sup>2</sup> (type Single) are suitable for one person.  
The apartments No. 6 - 8, 14 - 16, 22 - 24 and 30 - 31 from approx. 40 to 52 m<sup>2</sup> (type Double, Grand) are also suitable for couples.
- A satellite system is preinstalled by the landlord, so that a direct television reception via a satellite receiver is possible. In addition, there is a telephone/internet/cable connection option for provision by Deutsche Telekom or Vodafone Kabel Deutschland. The telephone/internet/cable connection is implemented by the tenant and is not included in the rent.
- The furnishing of the apartments and the common areas is taken over by the landlord and refinanced with the all-inclusive rent.
- The residential complex includes nine parking spaces (two of them for disabled persons), which can be rented depending on the availability. Please refer to the price list on the following page for renting the parking spot and for other optional extra services.
- We have no influence on the price development of utility costs, in particular energy prices, and reserve the right for annual adjustments.
- The m<sup>2</sup>-declarations are approximate specifications, which may vary slightly subject to the design planning. After completion of the apartment final measurement is made in accordance with II. Calculation Ordinance. The determined area becomes the basis for the rental statement.

**Price list extra services**

ROOMY Dresden  
 All-inclusive-Apartments for students and professional people  
 Reisewitzer Straße 78, 01159 Dresden

Offer/service	Price <sup>ii</sup>
<b>Car parking space</b>	
Outdoor parking spot (two parking spaces for disabled persons) for rent/month	30.00 €
Open garage parking spot for rent/month	50.00 €
<b>Self-service laundrette</b>	
Washing machine usage per wash cycle	2.00 €
Dryer usage per drying cycle	2.00 €
<b>Additional services</b>	
Apartment cleaning (type Single)	25.00 €
Apartment cleaning (type Double, Grand)	29.00 €
Window cleaning per window	10.00 €
Ironing service	from 9.00 €
Laundry service for linen	from 7.50 €
Sandwich service (big sandwich)	approx. 3.00 €

<sup>ii</sup> Price list is subject to adjustments and modifications.