



BRUCKLYN APARTMENTS

# *Quite Special*

Why you should rather live extraordinary?  
Because quality of life is half the battle.

# Quite exclusive

## Room for freedom

The Brucklyn Apartments combine high-quality furnishings with a love of stylish detail. Hardly any other apartment offers so much function, so much comfort and so much ambience - in an area of 23 m<sup>2</sup>.

- › Desk
- › Balcony or terrace with spacious storage closet
- › Multifunctional use of space on 23 m<sup>2</sup>
- › 1.40 m x 2 m extra comfortable murphy bed (also suitable for 2)
- › Extendable dining table with seating for 2 people
- › Nightstands with drawers
- › Built-in wardrobes with clothes rail & illuminated shelves
- › Samsung 49-inch UHD TV with integrated smart TV functions
- › Tempered Ventomax room ventilation Rondo Plus (air exchange and heating)
- › Video intercom with color monitor for high security







### From the finest

So much taste in one line! Each apartment has a fitted kitchen, where you will find all that you may not have known you absolutely needed. Everything in it. All there. All good.

- › High quality Siemens brand equipment
- › Refrigerator with freezer
- › Compact oven with integrated microwave
- › Ceramic hob
- › Dishwasher
- › Nespresso coffee machine
- › Milk frother
- › Extractor hood
- › Illuminated work surface





## Beautiful to fall in love with

A shiny solution? Can be arranged.

Even though, of course, the bathroom in the first place is just a bathroom. Nevertheless, it is so nobly furnished that you just love to spend time there.

- › Faucets of the brand Keuco
- › High quality sanitary objects from the house Grohe
- › LED mirror strip for bright feel-good character
- › Towel dryer
- › Integrated shower curtain
- › Walls tiled to ceiling height

— Aktivität

# Quite sporty

## Fitness, Ball Sports & more

Shoot a few more baskets in the evening? Or do a little workout? You don't have to change locations for that because at the Brucklyn, the sports offer is already included. So nothing stands in the way of an active life.

- › In-house gym with Technogym equipment and PAVI fitness technology
- › Calisthenics (dead weight exercise) in outdoor gym
- › Adjacent park
- › Basketball court on the roof
- › Beach volleyball





# Quite versatile

## Long live leisure

A relaxing infusion. A good book from the library. A walk in the countryside. Wielding the wooden spoon together. Just popping into the cinema. Or jumping into the pool on the rooftop. It's time to enjoy life!

- › Cooking Lounge
- › Library
- › In-house cinema (Insulated + sound system)
- › Green area
- › Sauna (Bisazza mosaic) + starry sky
- › Chillout area + smoking room
- › Pool table & soccer table
- › Rooftop-Pool







— Lage

# Quite central

## Right in the middle and close at hand

There are not sooo many reasons to leave the Brucklyn. But if you still want to do it, you have all the options. Whether bus, train or plane - everything is in the immediate vicinity. So if someone asks you what the position is like, just say, "Thank you, very good."



To the airport Nuremberg: 12 km



To the nearest bus stop: 200 m



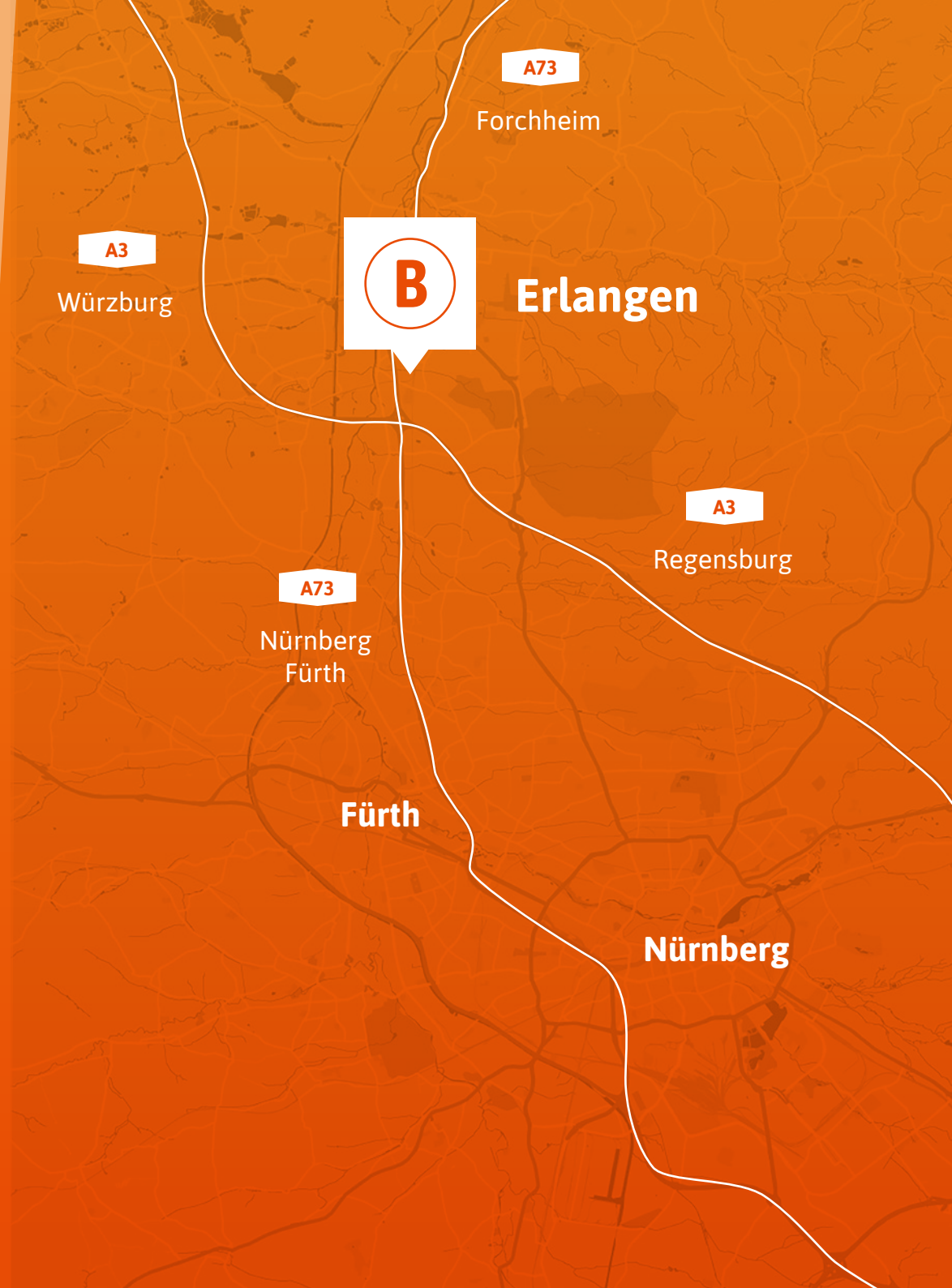
To the Nuremberg Exhibition Center: 22 km



To the nearest suburban train station: 200 m



To Erlangen main station: 2 km



# Ganz schön flexibel



## E-Scooter —

For short trips, our e-scooters are at your disposal: super cheap rental - including helmet and with a range of up to 25 kilometers.



## Carsharing —

At the Brucklyn, you can rent an Audi Q3 on the spur of the moment. And that's just the beginning, of course: Additional e-cars have already been ordered.



## Parking garage & underground garages —

Life is too beautiful to search for a parking space day after day. With us, you simply park the car. This leaves more time for your free time.



## E-charging stations —

Of course, the Brucklyn has its own e-charging stations. With 0.36 € / kWh even up to 30% cheaper than other providers.

# Quite farsighted

## The future is green

We have invested plenty of coal. And in the future of all of us. We use the power of the sun and prefer to save our energy for a living concept full of foresight and quality of life.



Energy Award 2017



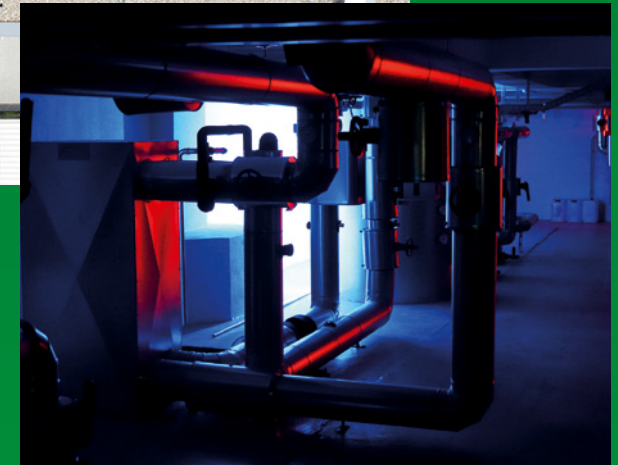
Energy certificate A+



KfW low-energy house



Photovoltaic systems



- › Integrated combined heat and power plant with innovative hydrogen storage
- › In-house geothermal energy with Cooling & heating via concrete core Activation

# Quite a lot of service

## Thought of everything

It's the little conveniences that make life that little bit more worth living. That's why we provide our tenants with a comprehensive range of services. And of course, the entire facility has its own hygiene concept.



Janitor on site



In house management



Welcome / pick up service



Contactless Check-In & -Out



Shared use of  
Washing machines and dryers



- › Disinfection of door handles, faucets and surfaces several times a day
- › Before arrival completely cleaned and treated with a disinfection fog machine
- › Protective masks for tenants and guests

# Quite digital

## Well organized all around

What's up? With the Brucklyn app, you have everything in view. Whether it's contact with your favorite neighbors, an appointment for a pool match, or even quick help with the typical imponderables of everyday life.



Establish contacts



Exchange & Arrange



Receive news



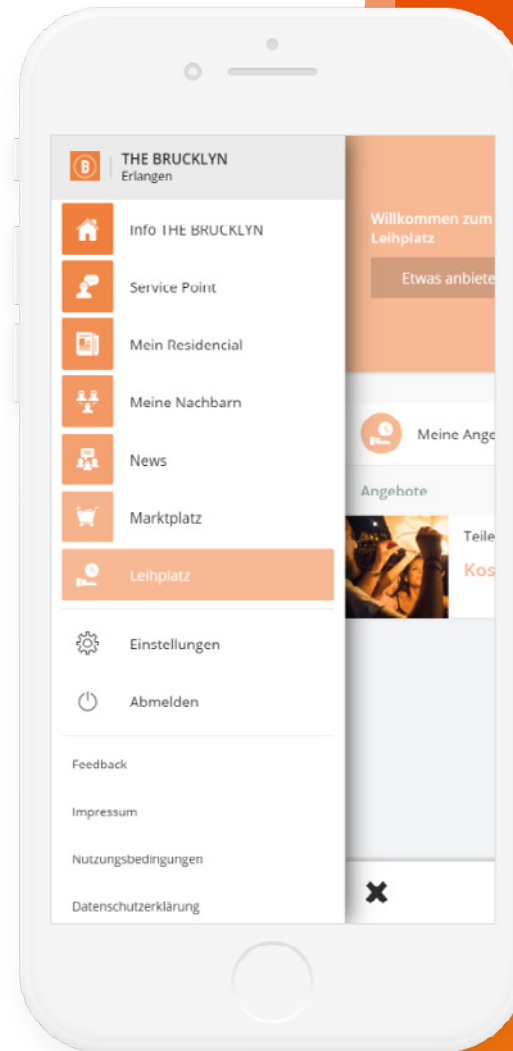
Key service



Emergency assistance

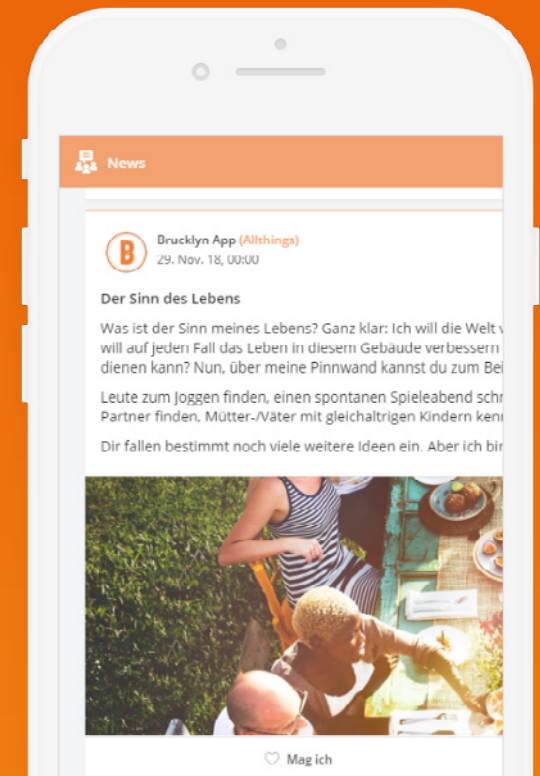
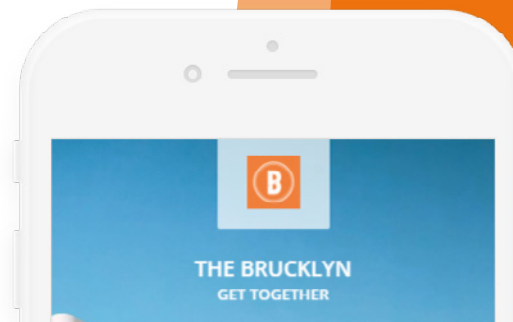


Checklists



## — App die Post

News to go: With the Brucklyn App you are always up to date.



# Quite reachable

## The way to us

200 m to the S-Bahn, 5 minutes to Erlangen center, 1 km to the highway, 20 minutes to Nuremberg. In the immediate vicinity are well-known companies such as Siemens, Puma, Adidas, Areva GmbH and Schaeffler AG as well as the new Siemens Campus, the Max Planck Institute, the Friedrich Alexander University Erlangen-Nuremberg and the Fraunhofer Institute IIS.



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