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# STUDENT DORMITORY AND APARTMENT HOUSE, SCHLOSSBERGSTRASSE 17, 6845 HOHENEMS

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The student dormitory and apartment house built in 2019 is located in the heart of the historic district of Hohenems. Train station and bus stations are within walking distance from the house.



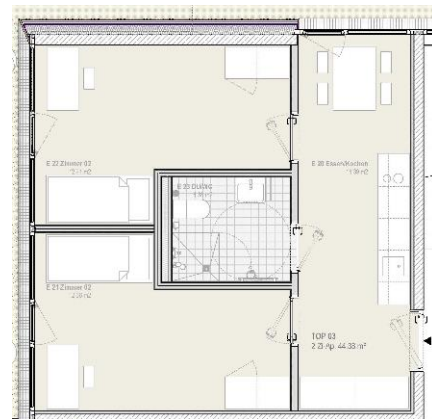
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## Room Categories

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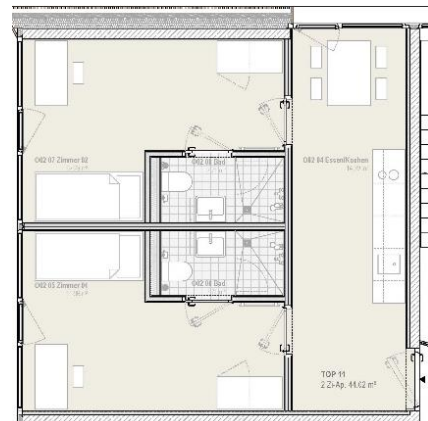
### Type 1: Single bedroom in a 2-Room-Flat

- 2 bedrooms ca. 13m<sup>2</sup> each
- Kitchen and bathroom/toilet are shared by two
- Furnished
- Rent: € 510,00 per month (per person)



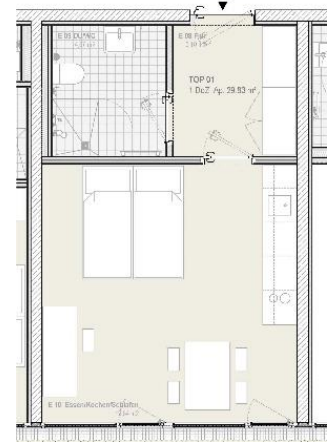
### Type 2: Single bedroom with own bathroom/toilet in a 2-Room-Flat

- 2 bedrooms ca. 12m<sup>2</sup> each
- 2 bathrooms incl. toilet
- Kitchen is shared by two
- Furnished
- Rent: € 560,00 per month (per person)



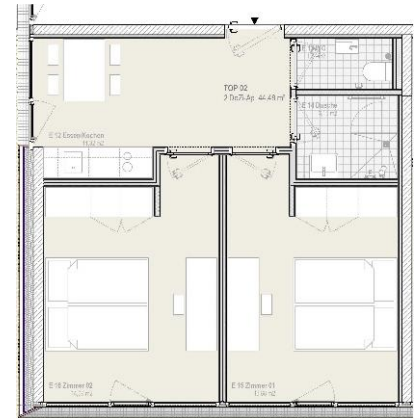
### Type 3: Shared bedroom-apartment (limited availability)

- Apartment: ca. 30m<sup>2</sup>
- 1 shared bedroom/living room incl. kitchen
- 1 shared bathroom incl. toilet
- Small entrance hall
- Furnished
- Rent: € 720,00 per month (for occupancy by 1 person)



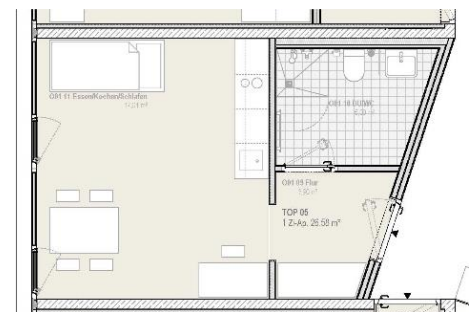
### Type 4: Shared bedroom in a 2-Room-Flat

- 2 shared bedrooms ca. 14 m<sup>2</sup> each
- Kitchen, bathroom and separate toilet are shared by 4
- Furnished
- Rent:
  - € 510,00 per month (for occupancy by 1 person each room)
  - € 360,00 per month (for occupancy by 2 persons each room)



### Type 5: Single-Apartment

- Apartment: ca. 27 m<sup>2</sup>
- Bedroom/living room incl. kitchen
- Bathroom incl. toilet
- Small entrance hall
- Furnished
- Rent: € 650,00 (1<sup>st</sup> floor) per month  
€ 720,00 (2<sup>nd</sup> & 3<sup>rd</sup> floor) per month



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## Location

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The house is centrally located, yet in a quiet neighborhood in Hohenems. It is situated in the street parallel to the "Marktstrasse", which is part of the center and historic district of the town

Shopping possibilities are within walking distance

A gym is right next door

Bus stations are reachable within a few minutes walking distance, the train station is one bus station away (or reachable within 10 minutes walking distance)

Address: Schlossbergstrasse 17, 6845 Hohenems, Austria

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## Inventory

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### **The apartments are fully equipped:**

- Bedroom: Bed, desk, chair, closet, bedding (mattress, mattress cover, blanket and pillow)
- Kitchen: Stove incl. oven, sink, refrigerator, cupboards, dining table and chairs
- Rent price includes Wi-Fi (fair use), electricity, water, etc.
- TV is provided in the common area only; own TV sets can be used via satellite dish (TV sets are not provided and have to be registered at the GIS)
- Common rooms and outside terrace
- Laundry room: Coin-operated washing machine and tumble dryer
- Bike room is in the house, ironing facilities and vacuum cleaners are provided

### **Additional options (optionally bookable):**

- Parking spot in the garage for cars/motorcycles
- Bed linen (applying bedding is mandatory)
- Basic tableware
- Basic cooking utensils
- Extra bed for guests
- Final cleaning

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## Possible Renting Periods and Reservation

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Possible renting periods (earlier arrival or later departure are possible on request)

- Summer semester: 15.02. – 15.07. (5 months)
- Winter semester: 15.08. – 15.01. (5 months)
- All year

Rent has to be paid for the minimum renting period (i.e. 5 months), irrespective whether you arrive later or leave earlier.

Different renting period possible on request.

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## Prices

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- **Security deposit:** Amount of 2 monthly rent payments (due for payment by one month prior to the beginning of the semester)
- **Rent:** € 510,00 - € 720,00 per month (depending on room category)
- **Parking (garage):** € 80,00 (car), € 30,00 (motorcycle) per month

### EXTRAS & charges

**If optionally booked, the following extras and fees will be charged to the deposit at the end of the stay.**

- **Bed linen:** € 20,00 per semester
- **Basic tableware:** € 20,00 per semester
- **Basic cooking utensils:** € 30,00 per semester
- **Extra bed for guests:** € 25,00 per night (EUR 10 from 5 nights)
- **Payment reminder:** € 10,00
- **Moving fee within the house:** € 100,00
- **Emergency opening of the apartment door in case of forgotten key:** € 90,00 by cost Service provider
- **Lost key - fee for replacement:** € 80,00
- **Final cleaning:** Price on request from the landlord

Please understand that all transfer charges are on your account. This means that you are responsible that the full amount due is actually received by the property management. The difference between the amount due and the amount actually received will be subtracted from your rent deposit.

**Payment methods:** Bank transfer, PayPal

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## Owner and Contact Information

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**Owner:** Miteigentümergeinschaft Schlossbergstraße 17  
p.A. Schadenbauer Projekt- und Quartierentwicklungs GmbH  
Harrachgasse , 6845 Hohenems

**Contact:** Raumgut Immobilien GmbH

Matthias Schmid, MBA

Mail: host@raumgut.at

Phone: +43 5576 23666

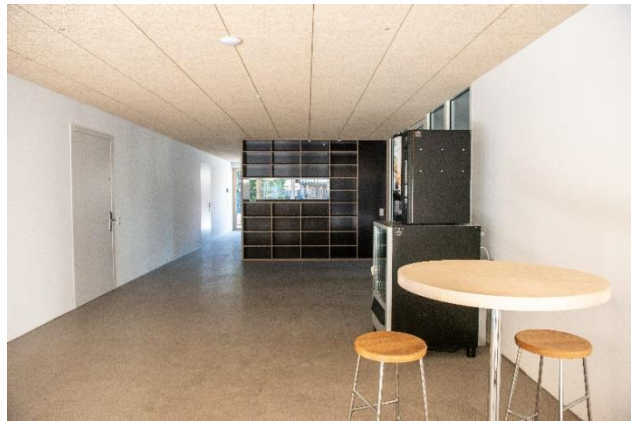
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## Impressions of the House

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**Type 4: Kitchen and Bathroom (Flat with 2 Shared Bedrooms)**



**Type 5: Single-Apartment (unfurnished) and Entrance Area**



**Type 1: 2-Room-Apartment (with shared Bathroom and Kitchen)**

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## Hohenems and Surroundings

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