



**Rent now!**  
☎ 0991  
37060 8882

# Modern Apartments

Approx. 18.5 m<sup>2</sup> -for students, interns and trainees  
Hauptstr. 50 + 52, 94469 Deggendorf (Dist. Fischerdorf)

# Casual Living on the River

280 student apartments are available over four floors of two buildings. Spanning around 18.5m<sup>2</sup>, these apartments are stylish, modern and ecologically friendly (KfW 40 standard). All floors can be easily accessed by lift.

## Apartment Amenities

Fully furnished with high-quality furniture, varying by apartment type:

- ▶ Kitchenette with integrated microwave
- ▶ Bed
- ▶ Wardrobe and clothes hangers
- ▶ Sideboard and shelves
- ▶ Chair
- ▶ Desk with cupboard and desk chair
- ▶ Curtains
- ▶ Ceiling lights
- ▶ Connections for telephone, TV (central satellite system) and computer in the room
- ▶ **High-speed fibre internet**
- ▶ Doorbell and intercom
- ▶ Own post box

## Everything under one roof

Furnished common room with drinks and snack bar

Free parking space and bicycle storage space at the building

Coin-operated washing machines and dryers

Package station

Electric scooters, bicycle library

\*

Mattress service, cleaning service

\*

Property management office on site

**Ideal for Students,  
Interns and  
Trainees**

#PERFECTDINNER

# #5 MINUTES

## Top Location

### Along the Danube to the university –

and swing by the beach bar or stop for a picnic with friends on the way back

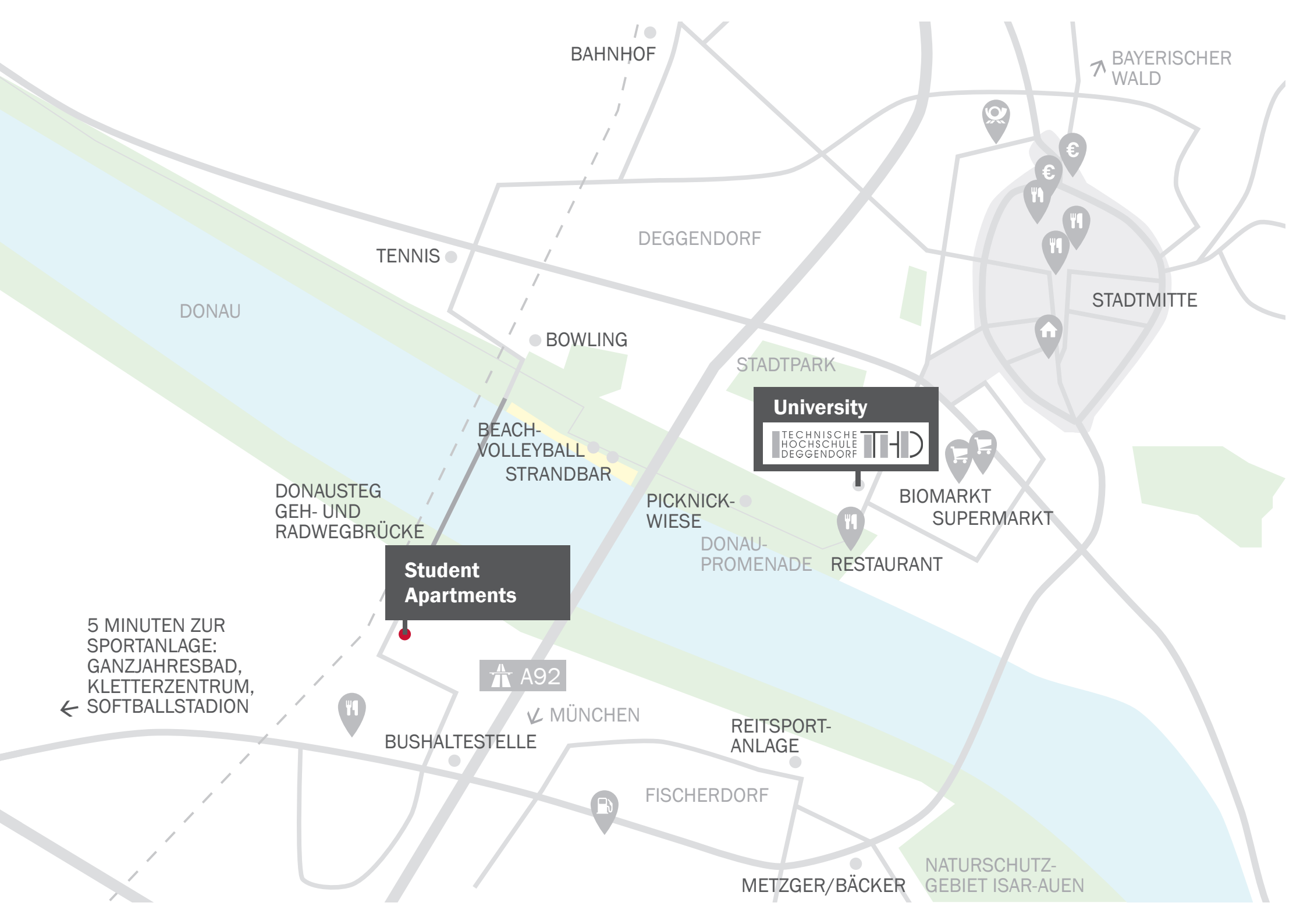
- ▶ 3 minutes' walk to the bus stop
- ▶ 5 minutes' bike to Deggendorf University and local shops
- ▶ 5 minutes' drive to the A92/A3 junction
- ▶ Close to nature but still central
- ▶ Plenty of sport and leisure options just around the corner



← REGENSBURG



A3



BAHNHOF

BAYERISCHER WALD

DEGGENDORF

TENNIS

DONAU

BOWLING

STADTPARK

STADTMITTE

University



BEACH-VOLLEYBALL  
STRANDBAR

DONAUSTEG  
GEH- UND  
RADWEGBRÜCKE

PICKNICK-  
WIESE

DONAUPROMENADE

RESTAURANT

BIOMARKT  
SUPERMARKT

Student  
Apartments

5 MINUTEN ZUR  
SPORTANLAGE:  
GANZJAHRESBAD,  
KLETTERZENTRUM,  
SOFTBALLSTADION

A92

MÜNCHEN

BUSHALTESTELLE

REITSPORT-  
ANLAGE

FISCHERDORF

METZGER/BÄCKER

NATURSCHUTZ-  
GEBIET ISAR-AUEN

# Always Impressive

This accommodation on Hauptstraße has been especially designed for a modern lifestyle and the student living and learning of today.

You'll find all the benefits you need for a high quality of life. There is a bus stop just 3 minutes' walk away, providing your gateway to Deggendorf's transport network. Whether you're travelling by bus or bike - the university and the city centre are just a few minutes away.

The accommodation is very close to the Danube Trail. The heart of Deggendorf offers plenty of leisure options, including a bowling alley, cinema, gyms and pool. Perfect for celebrating academic success!



Image source: [deggendorf-pulsiert.de](https://deggendorf-pulsiert.de)

## Excellent leisure options

Whether you prefer chilling in the sand at the beach bar, jogging along the Danube or partying and enjoying Deggendorf's nightlife – Deggendorf is a modern, lively city – perfect for young people that want to enjoy their time here.

When you live in Deggendorf, you don't have to travel far to enjoy nature: cycling on the Danube promenade, hiking across plentiful hiking trails and swimming at the elypso year-round pool are just some of the leisure activities available.





## Deggendorf

- ▶ is a major county town with a population of 37,111.
- ▶ is part of the county of Deggendorf, home to 119,204 inhabitants.
- ▶ is sure to impress with its high quality of life, shopping and homes, and is a popular economic centre as well as a renowned seat of learning thanks to its technical university.
- ▶ is located at the A3/A92 junction, with neighbouring Plattling offering a connection to the ICE and forest railway.

#DEGGENDORF

**Danube Trail  
Pedestrian and  
Cycle Bridge**

**Technical  
University**

**City Centre**

**Planned  
Construction**

**Student  
Apartments**

**P**

Images are examples only and not detailed.







**Ground floor**



Hauptstr. 52 (building 2)



Hauptstr. 50a

Hauptstr. 50 (building 1)

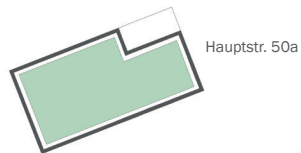
**1st floor**



Hauptstr. 52 (building 2)



Hauptstr. 52 (building 2)



Hauptstr. 50a

Hauptstr. 50 (building 1)

**2nd floor**

Hauptstr. 50 (building 1)

**3rd floor**

Energy data (EnEV):  
 EA-B, Bj. 21, local/distance heating, EEK A, 43kWh/m<sup>2</sup> (Hauptstr. 50/building 1),  
 42kWh/m<sup>2</sup> (Hauptstr. 52/building 2)

# Apartment Types

Low additional charges and low deposit



Type I



Type II

Apartment 15.50m<sup>2</sup>  
 Bathroom 2.84m<sup>2</sup>  
**Total area 18.34m<sup>2</sup>**

Rent excluding additional charges €270  
 Additional charges €100  
**Total/month €370**

Apartment 15.56m<sup>2</sup>  
 Bathroom 2.84m<sup>2</sup>  
**Total area 18.40m<sup>2</sup>**

Images are examples only and not detailed.  
 Decoration not included.  
 Please note: amenities may differ in accessible apartments.

\* Total rent plus €20 power, deposit: €540 (2 months' rent)

# Common Room



Ingolstadt reference building  
Images are not binding and not detailed.

# Top Quality from Multi Award-Winning Experts

**ERL Immobiliengruppe**

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**ERL** ▶