

# LIVING

at U  
4  
6

CO:NNECT



CO: LIVE  
WORK  
RELAX

**Our service offers**  
soon

**Special features**  
at U46 co:nnect

**room introduction**  
including pictures &  
rent prices



# Living at U46 co:nnect - the place where living also includes community

U46 co:nnect connects people and supports community. It is a lively center, shaped by sustainability, innovation and cross-generational living. We strive for an inspiring surrounding where people from different backgrounds meet, exchange ideas, live and work together.

U46 co:nnect is not only a place for today, it is destined to have a longstanding positive impact for the community. Leaving anonymity and loneliness behind and achieving communal and family-like living.

All of this stands under the motto "Live where you connect, connect where you live."

Because living in community is just easier, more colorful and beautiful.

# Our services



## U46 lifeHub

U46 co:nnect is not like typical student housing. It is shaped by real friendships, community and a place of well-being.



## U46 coffeeLab

Creativity, conviviality and pleasure meet here. U46 coffeeLab invites to meet in an open and inspiring atmosphere, to spend time together or to simply enjoy a time-out.



## U46 afterHours

U46 afterHours is a piece of independency for your daily life. No queues, no detours.



## U46 coWork

More than a workplace - a dynamic room, tailored to the needs of founders, start-ups and creative minds. Innovative work concepts and an inspiring community meet here and support the exchange of ideas and collaboration.



## U46 washBar

Through the combination of laundry technology, a comfy coffee atmosphere and flexible access to the washbar, a place is created, where daily duties and leisure activities melt harmonically together.



## U46 events

The communal areas at the ground floor regularly offer events, workshops and interesting panel talks, which can be attended by the residents as well as external guests.



# MODERN LIVING WITH COMMUNITY SPIRIT



Fully furnished shared flats with stylish and well thought out design - move in directly without any stress.



Flexible rental options - ideal for your study abroad, apprenticeship and first work experiences.



Variety of communal areas, which combine living and working.

# COMMUNITY & NETWORKING



Meet like-minded people from your studies or work, who share similar goals, interests and life stages.



Benefit by active community management with regular events, meetups, workshops and get-togethers.



Network benefits: Contacts for your career, projects or for your daily life - uncomplicated integrated in your day-to-day business.

# WORK-LIFE- INTEGRATION



High-speed internet and modern workplaces in house - ideal for homeoffice, studying or creative projects.



In-house co-working areas - work productively without daily commuting.



Time saving with all-round package: living, working, relaxing.



## CENTRAL & URBAN LOCATED



Perfect connection to local transportation, universities, start-ups, businesses and leisure activities.



Live right in the middle of it all - culturally, socially and professionally.

## FUTURE ORIENTED LIVING



Sustainable building concepts e.g. through reuse of building materials and construction with existing buildings.



Digital services such as App/QR-code controlled access systems, contactless payment at U46 afterHours as well as a seamless communication within the community.

## SECURITY & SERVICE



Access only for residents/certified external guests - safe living through a modern access system.



Community manager as a contact person for questions, organizational matters and events.

# Shared Flat

for 6 people | 4th floor



6 residents



Large, new kitchen  
with enough common  
area



2 bathrooms  
& 1 guest toilet



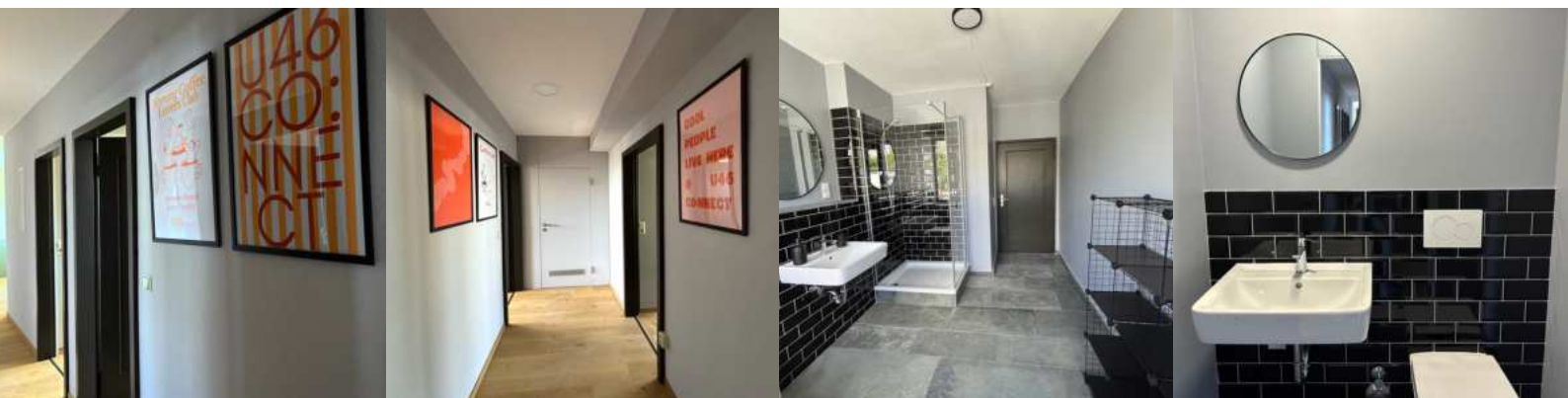
WIFI, water, electricity, heating,  
furniture, access to communal  
areas inclusive



# Kitchen communal



# Bathroom communal



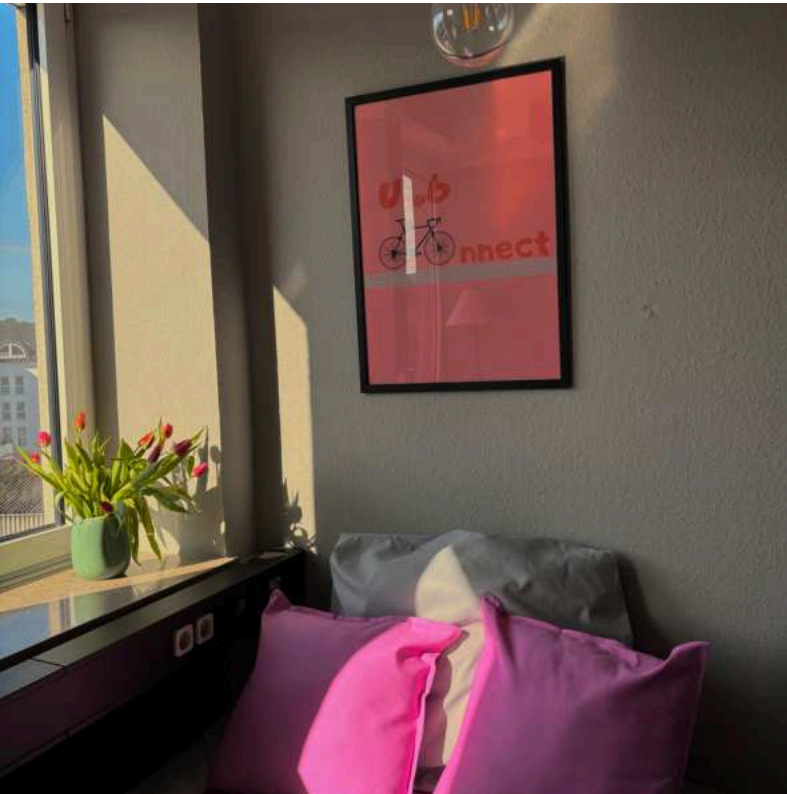
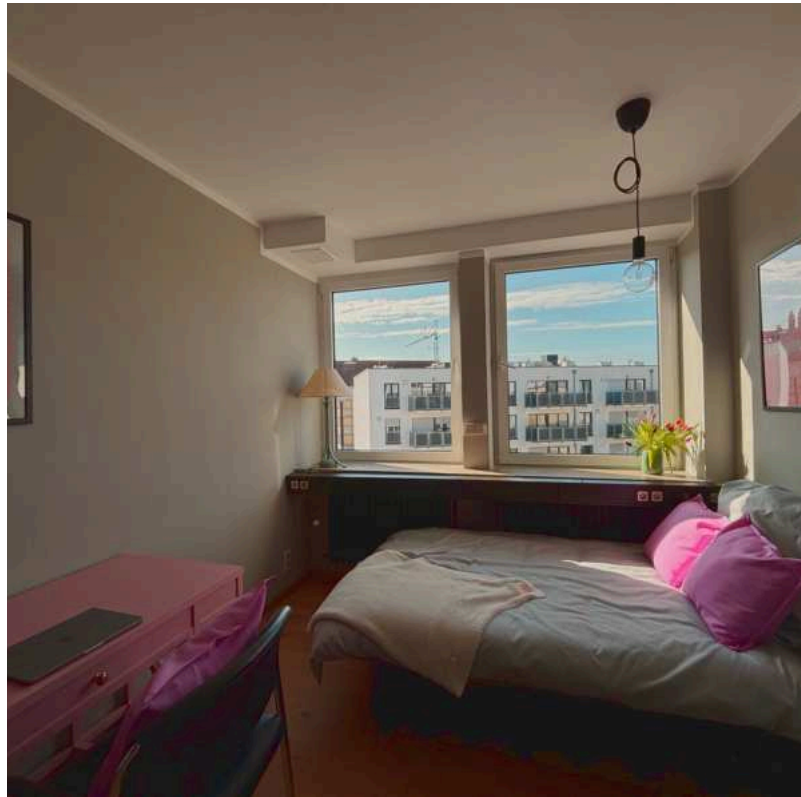
# Corridor communal

# Studio vibe

## compact living

<b>object type:</b>	1 room in shared flat for 6
<b>rental price:</b>	<b>440,00 €</b> / month (warm)
<b>living area:</b>	12 sqm
<b>bathroom:</b>	2 bathrooms, 1 guest toilet
<b>first occupancy:</b>	2025
<b>services incl.:</b>	fully furnished, WIFI, modern kitchen

This small but fine 12 sqm room offers everything you need due to a smart room division. Waking up with a view to Saarbrooklyn's city center and enjoying the first rays of sunshine from your bed. All of this is possible. The room is completely and stylishly furnished.





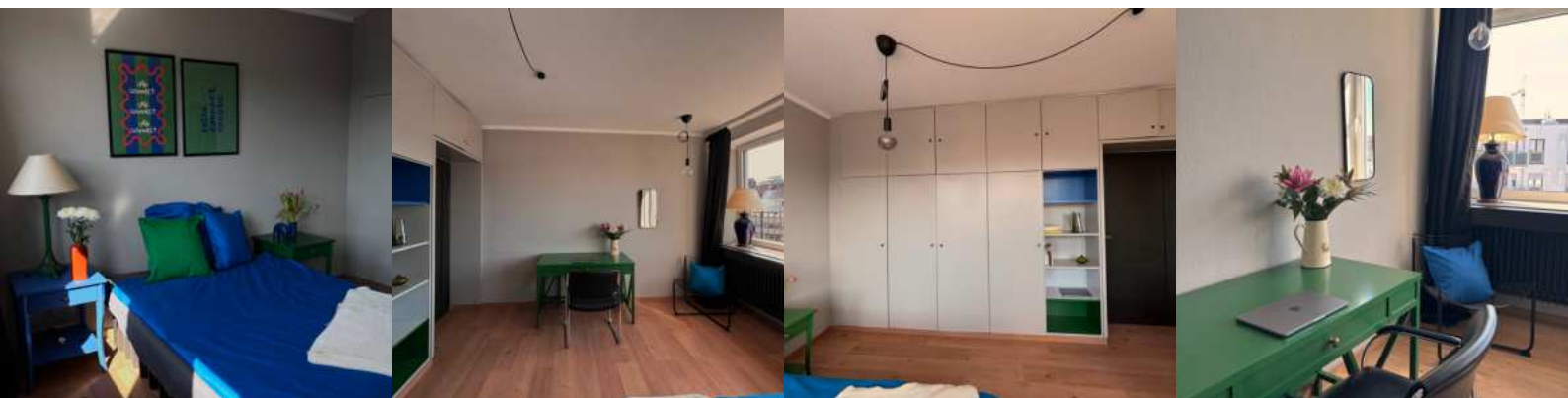
# Urban Flow

medium space



**object type:** 1 room in shared flat for 6  
**rental price:** 550,00 € / month (warm)  
**living area:** 18 sqm  
**bathroom:** 2 bathrooms, 1 guest toilet  
**first occupancy:** 2025  
**services incl.:** fully furnished, WIFI, modern kitchen

This 18 sqm room is perfectly illuminated by 3 big windows. Equipped with a stylish furniture, the room offers everything you need to settle in at your new city.



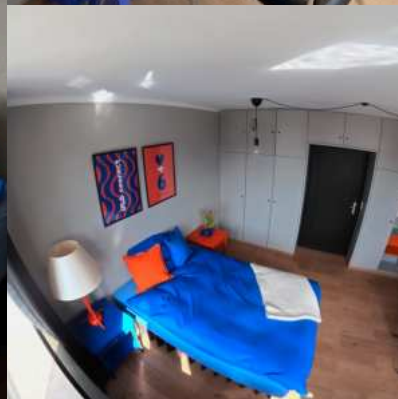
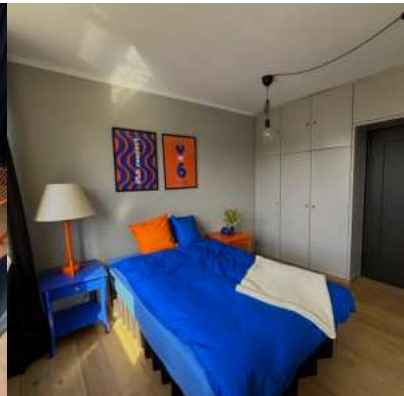
# Urban Flow

medium space



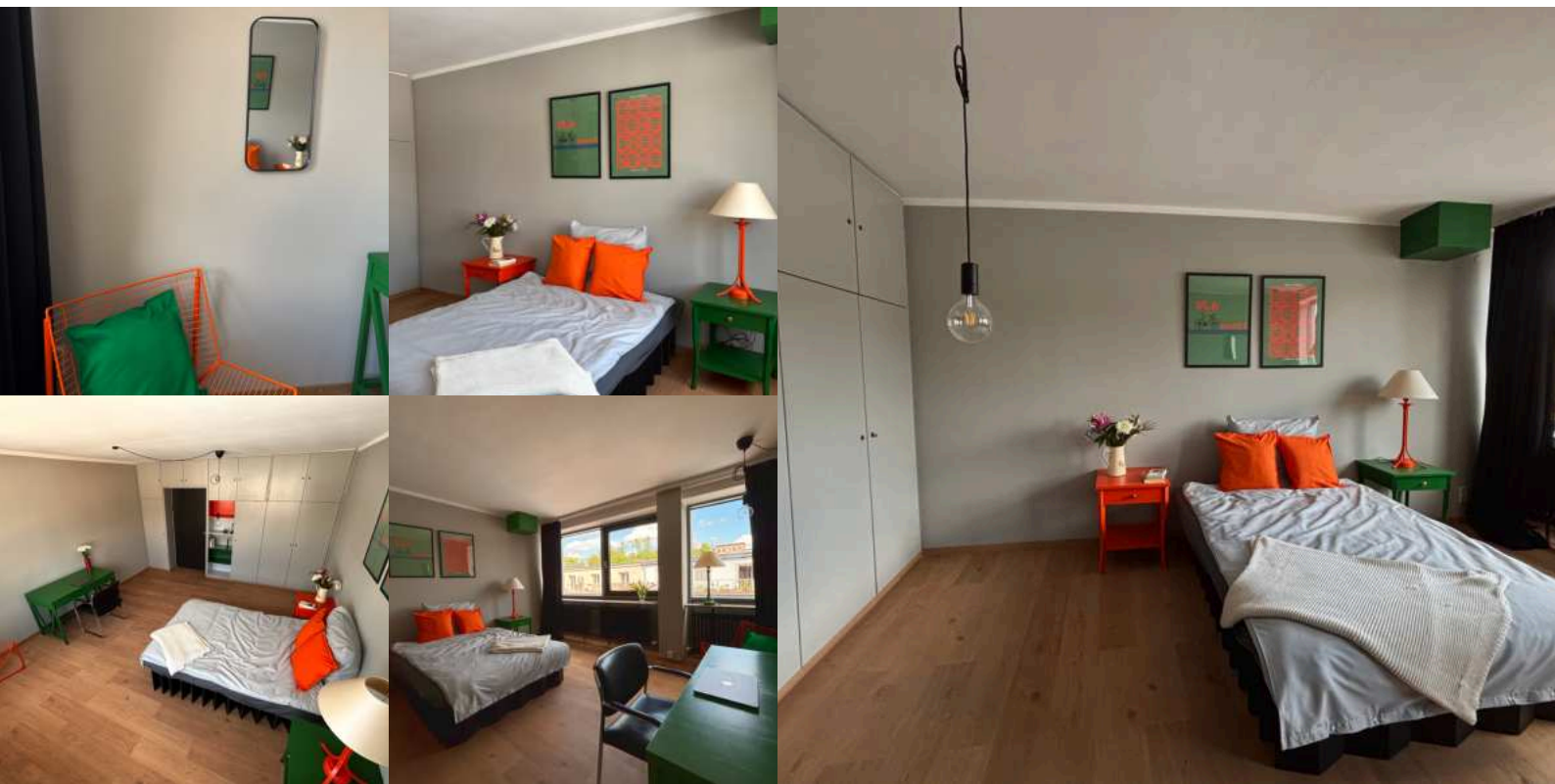
**object type:** 1 room in shared flat for 6  
**rental price:** **545,00€** / month (warm)  
**living area:** 18 sqm  
**bathroom:** 2 bathroom, 1 guest toilet  
**first occupancy:** 2025  
**services incl.:** fully furnished, WIFI, modern kitchen

The light-flooded 18 sqm room is fully furnished with a comfy bed, desk, chair, lounge chair, built-in wardrobe and nightstand. Make use of the additional communal areas in your shared flat as well as the access to U46 coffeeLab, U46 coWork, U46 washBar and U46 afterHours.





# The Hideout spacious edition



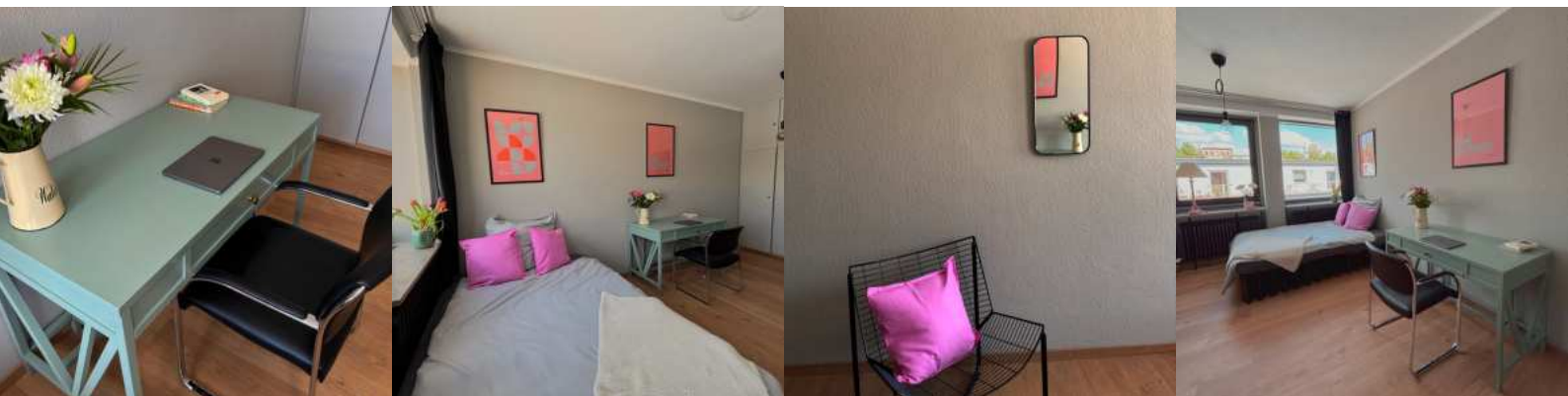
**object type:** 1 room in shared flat for 6  
**rental price:** **632,00€** / month (warm)  
**living area:** 24 sqm  
**bathroom:** 2 bathroom, 1 guest toilet  
**first occupancy:** 2025  
**services incl.:** fully furnished, WIFI, modern kitchen

This 24 sqm room is one of the biggest rooms at U46 lifeHub. There is more than enough space to combine a sleeping, working-, and relaxing area. The stylish and modern furniture cares for a comfy atmosphere, which expresses its uniqueness at the same time. Treat yourself and choose this room!



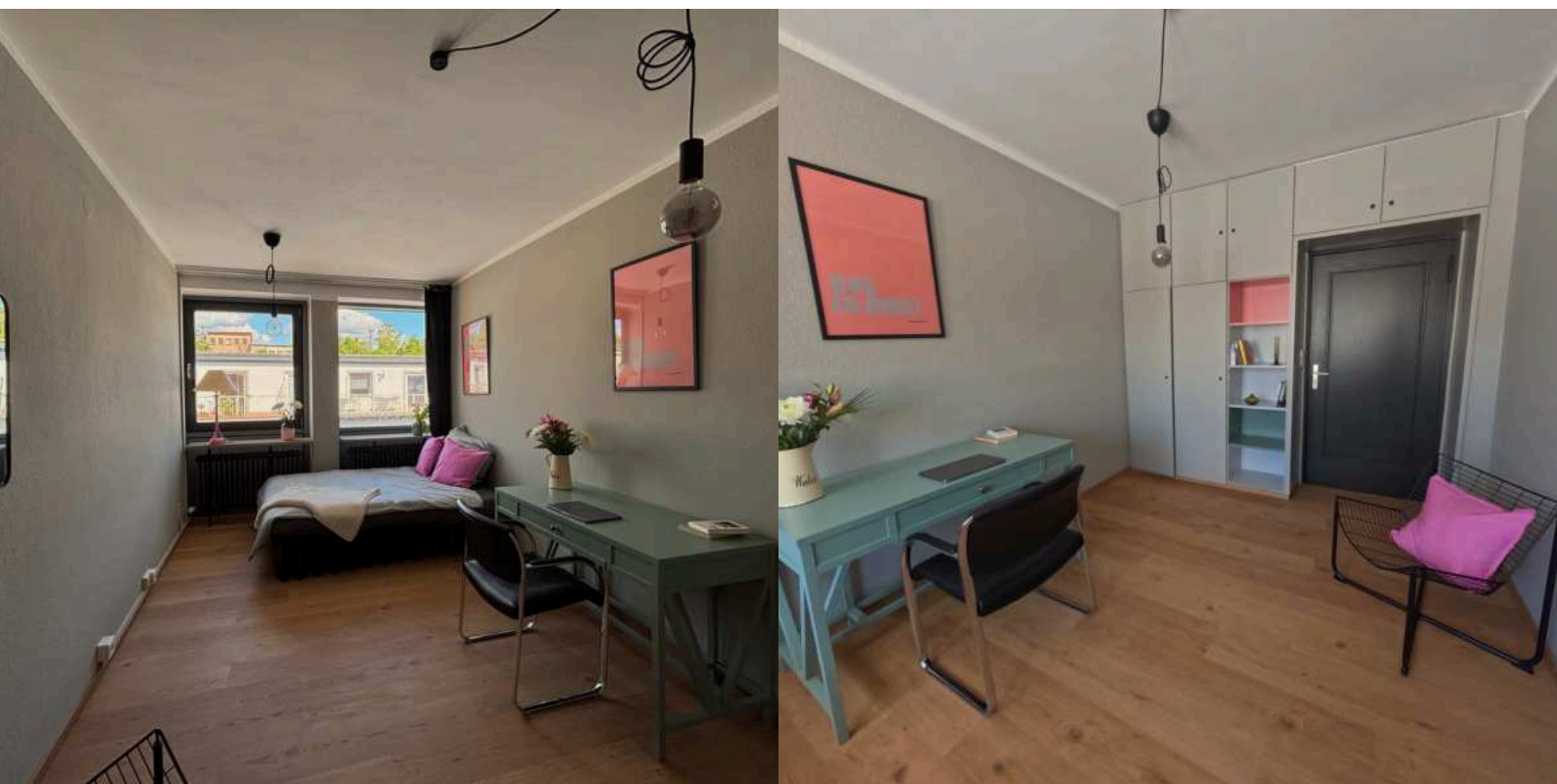
# Urban Flow

medium space



**object type:** 1 room in shared flat for 6  
**rental price:** 512,00€ / month (warm)  
**living area:** 16 sqm  
**bathroom:** 2 bathroom, 1 guest toilet  
**first occupancy:** 2025  
**services incl.:** fully furnished, WIFI, modern kitchen

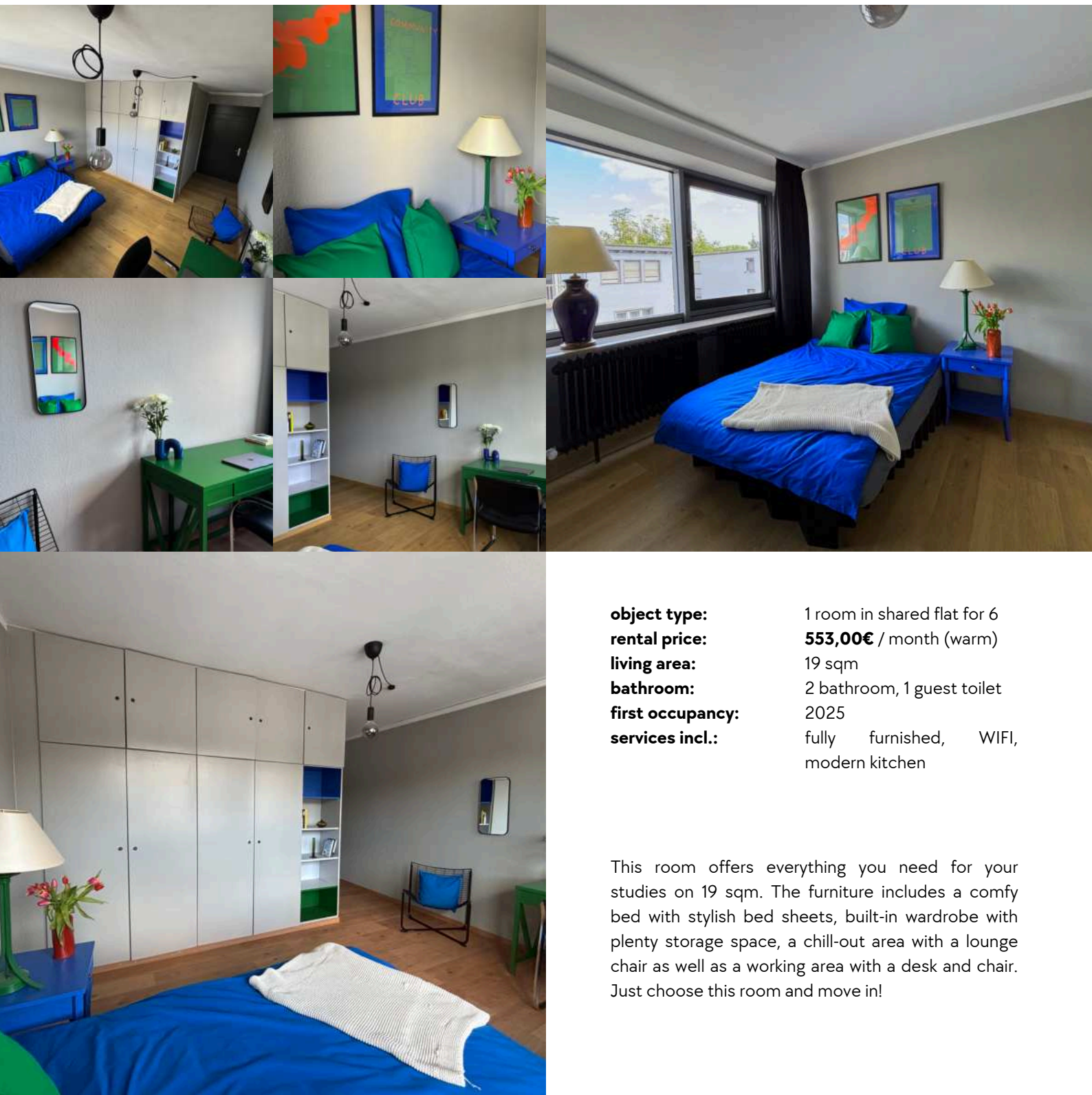
This 16 sqm room is one of the smaller rooms of this shared flat. However, it does not lack storage place at all. Due to a smart room division, the room offers enough space to feel comfy. The stylish furniture simplifies your arrival and makes you feel at home right away.





# Loft life

large & light



<b>object type:</b>	1 room in shared flat for 6
<b>rental price:</b>	<b>553,00€</b> / month (warm)
<b>living area:</b>	19 sqm
<b>bathroom:</b>	2 bathroom, 1 guest toilet
<b>first occupancy:</b>	2025
<b>services incl.:</b>	fully furnished, WIFI, modern kitchen

This room offers everything you need for your studies on 19 sqm. The furniture includes a comfy bed with stylish bed sheets, built-in wardrobe with plenty storage space, a chill-out area with a lounge chair as well as a working area with a desk and chair. Just choose this room and move in!



# YOUR NEW HOME

at

U46 co:nnect

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