

# Living Solutions 2009/10 v 1.3

*"High quality accommodations in safe and  
cosy areas of Madrid for international people"*



# Madrid4Students

*Enjoy the experience of living in Madrid, in a cosy house and with people just like you.....  
Madrid4students, it's up to you!*

- Establish a renting contract directly with us, with no intermediaries nor extra costs involved.
- Choose for housing conditions with all common necessities included.
- Live around international and Spanish students, just like you.

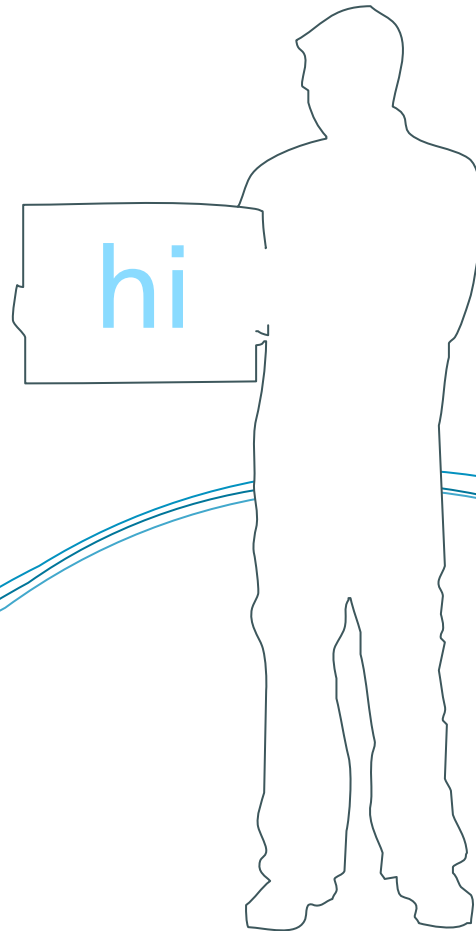


## Who are we?

*A team of young professionals, dedicated and eager to offer you the housing solutions that you need*

Madrid4students is specialized in offering housing solutions to international students that choose Madrid to follow an international exchange program. Our team relies on both a profound experience in the housing business as well as personal familiarity with international exchange programs, amongst others.

We know on first hand the necessities and difficulties international and national students encounter when going to a foreign city, therefore making it our business to offer them the best possible housing solutions, in order for them to enjoy their foreign experience to the fullest.



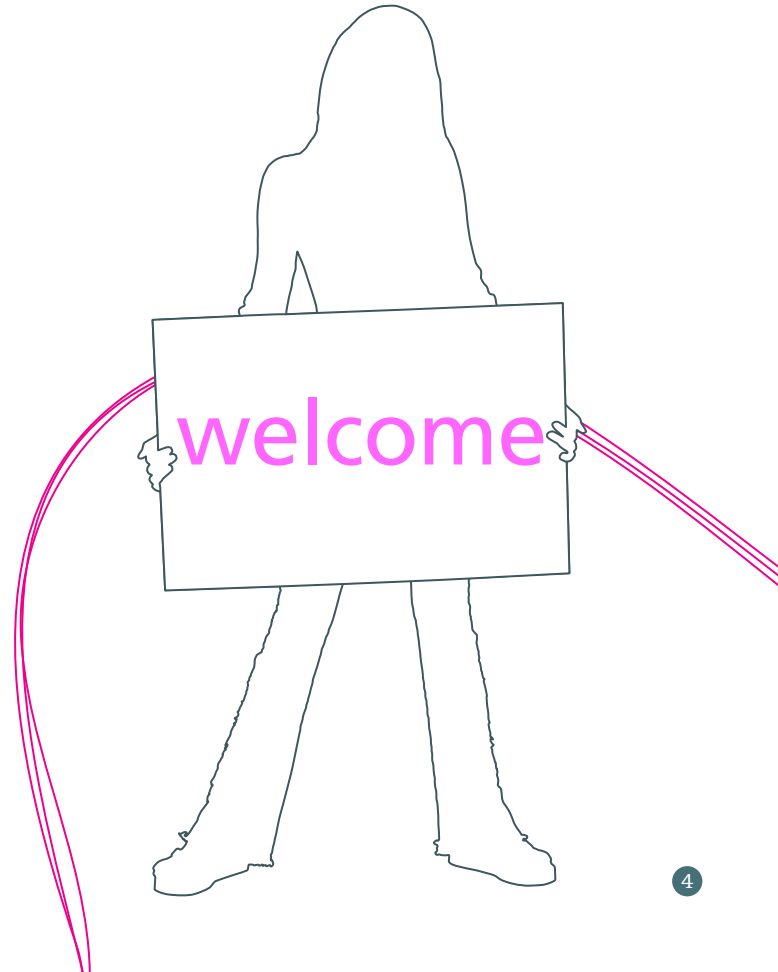
## What do we offer?

### *We locate, manage, and finally rent outstanding accommodations to foreign students*

Our “miniresidences” are high quality accommodations with multiple rooms (maximum 9), where students will have the opportunity of socializing with other international students right on the spot. All accommodations reserved for students or young professionals are located in or close to downtown, with direct access to the well-organized public transportation network of Madrid (including metro, buses, and night buses).

Besides offering students a great room, under great conditions, we offer them a variety of services such as on arrival pick up at Madrid airport, in house assistance, and legal support. Students will be settled even before actually arriving at Madrid, with all their necessary preparations for their study abroad handled in advance. As such, students will be able to dedicate their time on their study and on their free time right from the start.

From their accommodation, students can taste the famous and unique culture of Madrid by simply passing their doorsteps, bringing them into one of the most exciting city-centers of Europe. A city-center teeming with life, both during day and night, with inexhaustible supply of pubs, restaurants, tapabars, museums, cinemas, sport facilities, discotheques, shopping centers, and so on.



Not surprisingly, Madrid has become a dynamic and popular destination for all kinds of visitors, and meets a great variety of interests, for tourists as much as international students. In addition, Madrid is a big metropole with over 5 million inhabitants, making it often difficult for outsiders to find their way in the city. This also counts for accommodation; whereas finding a hotel or hostel is relatively easy, finding good accommodation for longer periods of time often results difficult.

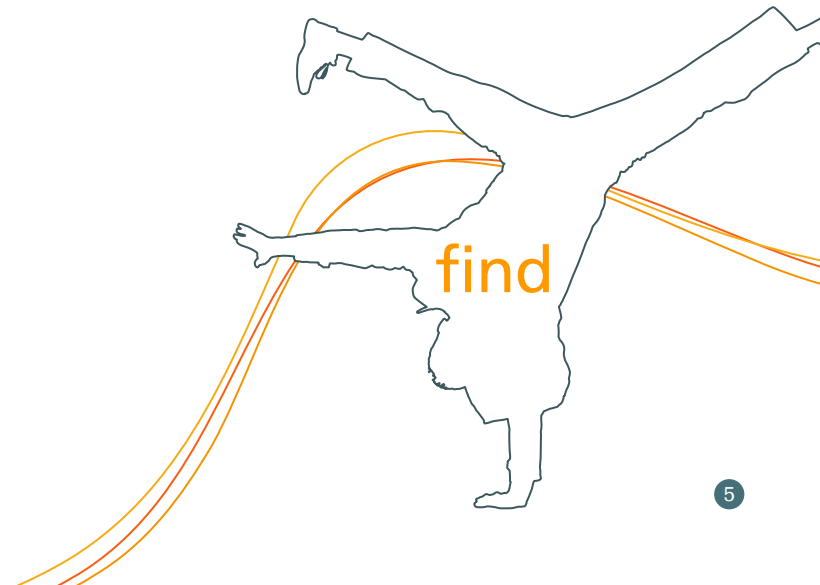
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**Enjoy Madrid:** In good company, in well-located accommodations, with easy public transport access... Madrid4Students offers international students the possibility of living in Madrid, sharing houses with other fellow international students making them enjoy both their stay and the well-known "International life".

*"In Madrid4students, our objective is ensuring the success of your international experience in Madrid"*

## Our services

- Offering shared accommodation with an individual room for every student.
- Picking you up from the airport at no extra cost.
- Providing legal support
- Offering in-house assistance



## Shared accommodation

Our accommodations count with a minimum of 3 independent rooms, a complete bathroom, and a well-equipped kitchen.

### *Shared area*

Complete Bathroom (toilet, shower and washstand), kitchen (equipped with washing machine, fridge, kitchen range, and kitchenware) and a living room.

### *Individual area*

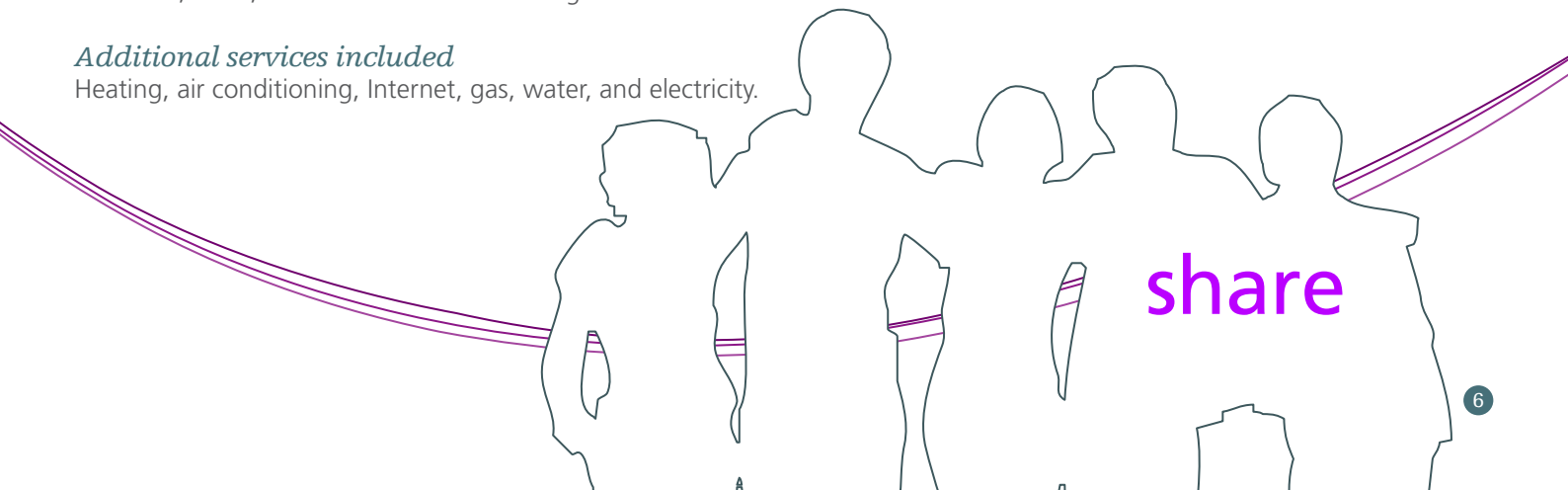
Individual room, with single bed, closet, table, chair, lamp and wireless Internet connection.

### *Common areas*

Corridors, stairs, installation room and storage room.

### *Additional services included*

Heating, air conditioning, Internet, gas, water, and electricity.



## Picking up from the airport

Madrid4Students will pick up from the airport Madrid (Barajas) any student that wishes for it, with no extra cost involved.

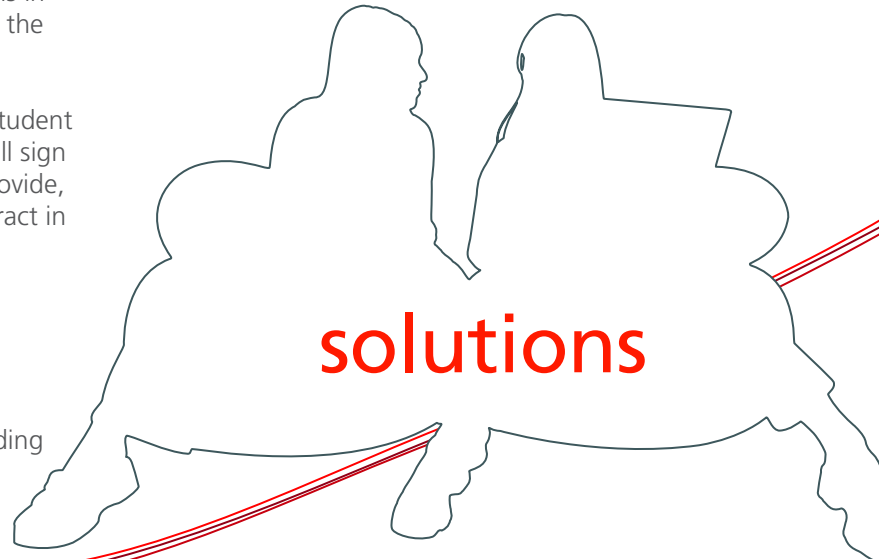
## Legal support

Madrid4Students counts on highly qualified professionals in every field, including lawyers that provide students with the best option for their renting contract.

We will arrive at signing the renting contract once the student gets in Madrid. In order to simplify the procedure we will sign the Spanish contract prepared by our lawyer and will provide, to every student that wish to, an extra copy of the contract in the English language.

## In-house assistance

Madrid4Students will provide in-house assistance, including maintenance and cleaning of the common areas.



# Application form and reservation process

## *Procedure*

### First step

1. If you are interested in our accommodations, please ask for information regarding the availability via the following email address; [julia@madrid4students.com](mailto:julia@madrid4students.com). Write us an e-mail with your name, your country and your university in Madrid, referring in the subject of the email to "Availabilities & Application form requirement".

2. Once we receive your email, we will send you an email back including some additional information about the company and a PDF including an application form and a short questionnaire in order for you to fill in and return to us with your preferences.

In case you are in Madrid before your program starts and you would like to visit our accommodations, we will be at your disposal and help you with all the necessary dealings and paperwork. Please contact us via email ([julia@madrid4students.com](mailto:julia@madrid4students.com)) or phone (0034 91 393 03 96) to arrange an appointment with us.

### Second step

3. Once we get your application form, we will send you a room proposal according to your preferences (we will do a pre-booking for you in our system, at no charge and for a maximum of 5 days) together with a contract and a reservation invoice (corresponding to the security fee). We state once more that pre-booking will be at no charge and you have a maximum of 5 days to confirm it.

**4. Once we receive from you by fax a copy of the completed and signed contract, as well as a copy of the security fee payment and copy of your passport, the reservation will be confirmed.**

5. We advise you to inform us about your arrival in Madrid, in order to arrange a meeting at the airport or in our office. Once we meet we will give you a welcome brochure, keys of your apartment and we will sign the renting contract.

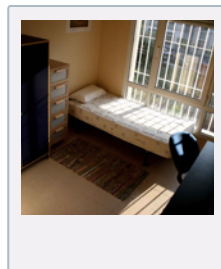
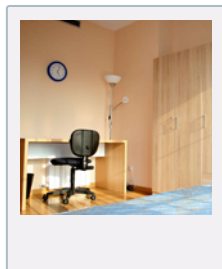
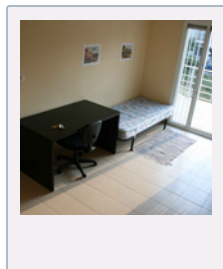
**Note:** Information and reservation services will be at no charge. Madrid4Students rents accommodations directly to the international students, without any intermediaries. The final reservation will be confirmed once you reach point 4 of the procedure

# General conditions

The following sheet reflects all costs of the services of Madrid4Students.

Concept	1 Payment	Monthly	DISCOUNTS	
			Semestral x 6 months	Annual x 11 months
Rent of Single room with own bath (20 m <sup>2</sup> )		550 €	530 € x 6	525 € x 11
Rent of Individual room with own terrace (18 + 6m <sup>2</sup> )		550 €	530 € x 6	525 € x 11
Rent of Individual room (8-10 m <sup>2</sup> )		475 €	460 € x 6	455 € x 11
Rent of Double room (20m <sup>2</sup> )		600 €	580 € x 6	575 € x 11
Services: Water, Electricity, Gas, Internet	Included in the rent			
Service of picking up at the airport	free			
Cleaning of the common areas	free			
Fianza: Security fee	450 €			

**Notes:** Security fee will be paid in advance when booking the room. This security fee will be returned to the students when the renting contract expires. (After leaving the accommodation, handing in the keys in our office and after Madrid4Students has checked the conditions of the room and shared areas). Payments will be done in advance and according to the payment schedule described on the renting contract.



## Discounts

In case students prefer to do the payment of the corresponding 6 months in advance, Madrid4Students will apply a discount of **3%**.

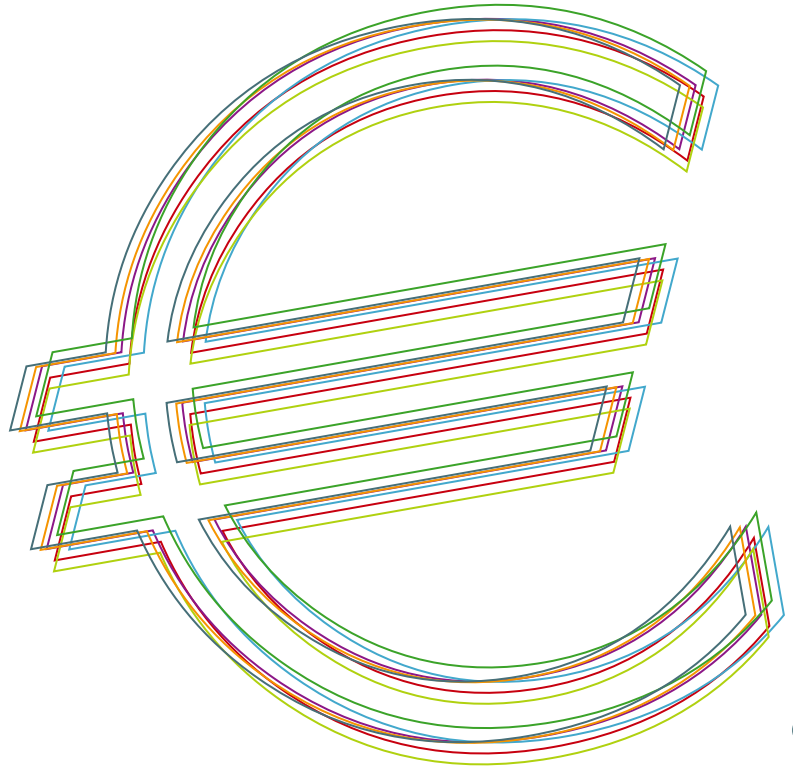
In case students prefer to do the payment of the corresponding year in advance, Madrid4Students will apply a discount of **4%**.



save

## Payment terms

Monthly rent will be paid in advance and as mentioned in the renting contract.



## Contact us

*Kindly, do not hesitate  
to contact us should you need  
to comment anything*

### Madrid4Students Division

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Dirección

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