

# Be-Housing Leuven

## CONDO GARDENS

Dekenstraat 87

3000 Leuven

+32 (0) 478 78 14 75

lc@be-housing.be



## BUDGET FLATS

Bierbeekstraat 75

3001 Leuven

+32 (0) 473 82 50 13

le@be-housing.be

## AMBASSADOR SUITES

Sint-maartenstraat 12D

3000 Leuven

+32 (0) 478 78 14 75

lc@be-housing.be



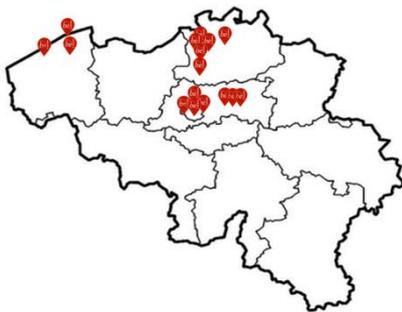
YOUR HOME  
AWAY FROM HOME

# The Be-Housing Concept

Active on the Belgian housing market since 1984. We would like to receive you as our guest and welcome you warmly in **'your home away from home'**; a comfortable flat, room, or apartment, we spoil you with sincere hospitality.



A stay with us guarantees competitive priced units that are clean, spacious and comfortable, combined with the service of our attentive staff.



Throughout the years we kept growing, and today we can offer our clients more than 800 flats, rooms and apartments, scattered all over Belgium.

**Leuven, Brussels, Antwerp, Ostend, Bruges, Blankenberge, and Mechelen** as well, are cities in which we can offer you a solution for your short or long stay.

We are already pleased to be able to convince you of our qualities.

## Our mission



**'Give our guests a homey feel'.**

Together with you, our team will look for a type of flat that will suit your needs regarding equipment and price. We greatly value customer satisfaction.

Not an impersonal hotel room, but your own spot. You can decide yourself how your room furnishing will look like. To be able to meet our clients wishes to the fullest extent, we offer our guests a wealth of possibilities.



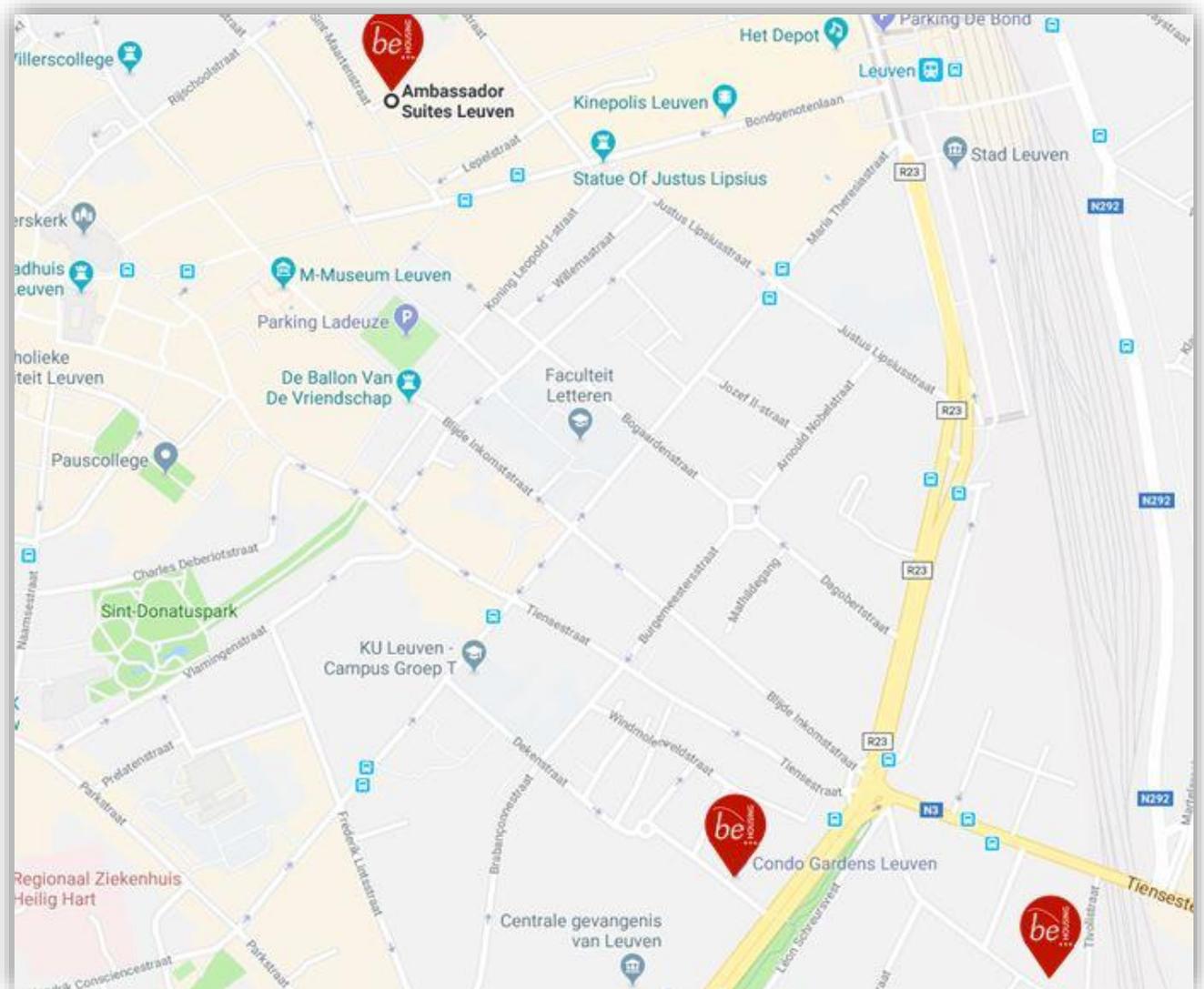
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# Why Be-Housing?

Our residencies are not just like any other buildings in Leuven. There are a lot of advantages which makes our residencies unique and loved by our guests.

## Location

One of the main reasons why people choose for Be-Housing is because of the ideal location of our residencies. As you can see on the map below, all of them are located at the centre of the city. Close to various facilities such as museums, shopping areas, faculties, colleges, the cinema... and many more! Our residencies are also located very close to the train and bus stations, which makes it easy to travel and also explore different parts of this beautiful city!



# Why Be-Housing?

**The following services only apply to Budget Flats and Condo Gardens**



## **A beautiful garden with barbecue**

People are always looking for a place where they can unwind, even when being in the centre of a city. That is why, at Budget flats and Condo Gardens Leuven, we provide a garden where you can settle down and put your mind at ease. And when summertime starts, our guests also enjoy using the barbecue that we provide. To have a great time during these sunny days!

## **Laundry Services**

It's never easy when you're away from home and still need to be looking for a place to go and wash your clothes. Therefore our residences provide a washing machine and dryer. This way you can wash and dry your clothes without having to leave the building.



## **Permanence and repair service**

Most of the people that visit us have never been in the city before. So where can they go to when they are experiencing issues or have any questions? No need to go looking for the answer, because we already have the solution! At Budget Flats and Condo Gardens we have a reception that will not only be able to guide you to your room, but can also help you when any questions would occur. And in case of emergencies, you can contact us 24 hours a day! We also have repair services which is available when any technical issues would occur.



Although the Ambassador Suites Leuven does not have any permanence, you can still use the emergency number when experiencing any troubles or any technical issues would occur. For the opening hours of our residencies, please check the contact details below in this document.



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# How to improve your stay?

It has always been our goal to make sure that our guests feel at home. That is why there are now several options available, which you can choose from and will improve your comfort:

## Bring your pet

How could you feel at home without bringing your best friend in the world? That would be impossible! Therefore we give you the option to bring your pet with you during your stay.



## Park your car

Do you need a car to go to work? Or just to explore the city? Well just bring your car along! Because we can provide you with a parking spot close to our buildings.

**Not available at Ambassador suites as other parking facilities are nearby this residence**

## Lay back and still keep it clean

Have you always hoped someone would just come to your home and would do all the cleaning for you? Well stop dreaming! When you're staying in our residencies, you can hire someone to clean your room at a weekly base.



## A tasteful breakfast to start your day

It has been proven that breakfast is the most important meal of the day. Still many people forget about this meal, because they simply don't have the time for it. Well, we care about the health of our guests! Therefore we provide breakfast packs which you can consume in your room or just take along with you when you don't have the time.



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# Absolute basics



## Basic room - Single

In all flats of this type, the bed, living area and kitchenette are located in the same space. They provide a separate bathroom with shower and toilet. The studios have a maximum capacity of 1 person.

Available at: Budget Flats

Starting price: € 460 / month

## Basic studio – Semiduplex

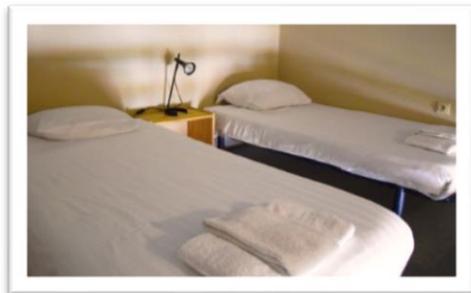
The living area and kitchenette are located in the same space. You will also find a separate bathroom with shower and toilet. Since it is a duplex, beds are mostly in the area up the stairs. The studio has a maximum capacity of 1 person.

Available at: Condo Gardens

Starting Price: € 490 / month



## Basic flat – semiduplex twin



These student rooms are comparable to the single studios. The only difference with these more spacious studios is that we have the space to place a second bed. In all flats of this type, the bed, living area and kitchenette are located in the same space. They provide a separate bathroom with shower and toilet. The studios have a maximum capacity of 2 persons.

Available at: Budget flats

Starting price: € 490 / month



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# Absolute basics

## Basic studio – Duplex

The living area and kitchenette are located in the same space. You will also find a separate bathroom with shower and toilet. Since it is a duplex, beds are mostly in the area up the stairs. The studio has a maximum capacity of 1 person.

Available at: Condo Gardens.

Starting Price: € 580 / month



## Basic room – Twin beds

These student rooms are comparable to the single studios. The only difference with these more spacious studios is that we have the space to place a second bed. In all flats of this type, the bed, living area and kitchenette are located in the same space. They provide a separate bathroom with shower and toilet. The studios have a maximum capacity of 2 persons.

Available at: Condo Gardens

Starting price: € 640 / month



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# Budget & Business



## Budget studio - Single

The budget studios have a bed, a living area and a kitchenette which are located in the same space. You will also find a separate bathroom with shower and toilet. This studio has a maximum capacity of 1 person.

Available at: Condo Gardens and Budget Flats.

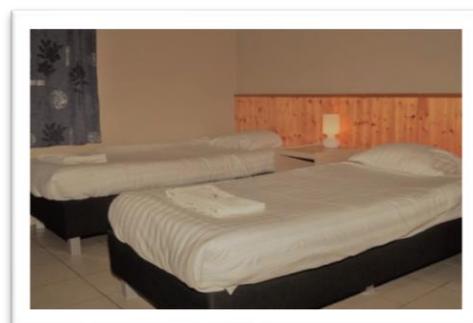
Starting price: € 640 / month

## Budget studio - Twin beds

These budget studios are comparable to the single studios. The only difference with these more spacious studios is that we have the space to place a second bed. The studios have a maximum capacity of 2 persons.

Available at: Condo Gardens and Budget Flats.

Starting Price: € 880 / month (Prices can be different depending on the residence you choose)



## Business studio - single

These studios are designed in such a way that persons traveling for business can stay in all comfort. Ideal for people who need a long term stay. The studios have a maximum capacity of 1 person.

Available at: Budget Flats

Starting price: € 940 / month



## Business studio - Twin beds

These business studios are comparable to the single studios. The only difference with these more spacious studios is that we have the space to place a second bed. The studios have a maximum capacity of 2 persons.

Available at: Budget Flats.

Starting Price: € 1.090 / month



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# Apartments



## One bedroom apartment

These apartments of approximately 50 m<sup>2</sup> still have the living area and a kitchenette which are located in the same space. But here you will find a separate bathroom and a separate bedroom! Maximum capacity: 2 persons.

Available at: Condo Gardens and Ambassador Suites

Starting price: € 1.180 / month (Prices can be different depending on the residence you choose)

## Large one bedroom apartment

These apartments have the same layout as the one bedroom apartments. The only difference is that this apartment is more spacious so we can place a third bed! The apartment has a maximum capacity of 3 persons.

Available at: Condo Gardens

Starting Price: € 1.450 / month



## Two bedroom apartment

These apartments of approximately 65 m<sup>2</sup> consist of not one but 2 separate bedrooms! Also there's still a separate bathroom. The Living area and kitchenette are in the same space. Maximum capacity: 4 persons.

Available at: Ambassador Suites

Starting price: € 1.630 / month

## Family apartment

These apartments are very popular with groups and families. It contains 4 single beds and a separate bathroom. The living area and kitchenette are located at the same space. Maximum capacity: 4 persons.

Available at: Condo Gardens, Budget Flats and Ambassador Suites.

Starting Price: € 1.570 / month



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# Executives

Our executive apartments are very popular guests that are staying for a long period. Because not only are these apartments more spacious and do they provide a more luxurious feeling. They also have a **daily cleaning included!** This way you can always enjoy a nice and clean apartment when coming back to 'your home away from home' after a long day.



## Executive studio – Double bed

This studio has a double bed, a living area and a kitchenette which are located in the same space. You will also find a separate bathroom with shower and toilet. This studio has a maximum capacity of 2 persons.

Available at: Budget Flats

Starting price: € 1.390 / month

## Executive apartment – Double bed

This spacious apartment has a double bed on the second floor. A living area and a kitchenette in the same area, you will find on the first floor, where also the separate bedroom is located. This apartment has a maximum capacity of 2 persons.

Available at: Condo Gardens

Starting Price: € 1.450 / month



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# Costs

Monthly costs	
Advance on energy use	€ 40
Advance on water usage	€ 20
Common services	€ 40
Internet	€ 15
Television	€ 15
Weekly cleaning	€ 19
Household waste	€ 10
Taxes first resident*	€ 30

\*€ 25 per extra resident

Options (cost per month)	
Pets (per pet)	€ 150
Parking (per car)	€ 120
Cleaning	€ 30
Breakfast (per person)	€ 270

Starterspackages	
Cutlery and crockery	€ 65
Bedding	€ 100

<b>Total</b>	<b>€ 189</b>
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**When making a booking for more than 1 year, you get a reduction of 25 EUR / month!**

*(When terminating the contract earlier than 1 year, the reduction will not be valid and the difference will be on the final invoice)*

## One-time fixed costs

Administration fees:	€ 50
Final Cleaning:	€ 65

## Deposit

€ 1000

Deposit will be refunded at the end of the stay after the rooms have been checked.

## Cancellation

The first month of the long term contract always needs to be completed. From then it is possible to terminate the contract with a 2 week notice.

## Pre-payments

The rent + costs will be invoiced monthly and needs to be paid before the start of the new period. The one-time fixed costs and deposit will be in addition of the first month's invoice.

## Payment methods



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# Contact details

## Budget Flats Leuven

Bierbeekstraat 75  
3001 Leuven

Tel: +32(0) 473 82 50 13  
Mail: [le@be-housing.be](mailto:le@be-housing.be)

<https://www.be-housing.be/en/b/budget-flats-leuven>

Reception hours	
Mon	08:00 - 10:00   16:00 - 21:00
Tue	08:00 - 10:00   16:00 - 21:00
Wed	08:00 - 10:00   16:00 - 21:00
Thu	08:00 - 10:00   16:00 - 21:00
Fri	08:00 - 10:00   16:00 - 21:00
Sat	09:00 - 10:00   16:00 - 21:00
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## Condo Gardens Leuven

Dekenstraat 87  
3000 Leuven

Tel: +32(0) 478 78 14 75  
Mail: [lc@be-housing.be](mailto:lc@be-housing.be)

<https://www.be-housing.be/en/b/condo-gardens-leuven>

## Ambassador Suites Leuven

Sint-Maartenstraat 12D  
3000 Leuven

Tel: +32(0) 478 78 14 75  
Mail: [lc@be-housing.be](mailto:lc@be-housing.be)

<https://www.be-housing.be/en/b/ambassador-suites-leuven>



**Visitations for all buildings are possible after making an appointment!**



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# Directions

## From the airport

Our residences in Leuven are about 30 minutes away from the Airport (Brussels International - Zaventem). You can take a taxi at the airport, or you can take the train. The airport train station is located below the terminal (basement level -1). Up to 2 trains an hour connects the airport with Leuven.

## By public transport

Budget Flats and Condo Gardens are one kilometer away from the station of Leuven. Several bus lines connect the station with the Bierbeekstraat or the Dekenstraat (284-285-630).

The Ambassador Suites is only 500 meter away from the station. You can take several bus lines from the station to Diestsestraat (all buses in the direction of Gasthuisberg).

## By car

### From Brussel/Luik (E40):

Follow the motorway E40 towards the junction with the E314 close to Leuven. Follow the direction of Genk/Hasselt/Leuven and take exit 15 (Leuven). Follow the N264 towards the ring way around Leuven (R23) and turn right in the direction of Tienen (Tervuursevest).

**Condo Gardens** is at the left side after 2 kilometer. Turn around at the first occasion just before Tiensepoort and turn right at the first street. This is Dekenstraat.

To go to **Budget flats** turn right at Tiensepoort en take Tiensesteenweg (N3). After 100 meter turn right (Alfred Delaunoislaan). Turn left at the end of this street. You enter the Bierbeekstraat. The residence is at the left side.

### From Hasselt (E314):

Follow the motorway E314 in the direction of Leuven. Take exit 18 (Leuven/Mechelen/Herent) and turn left at the N26 in the direction of Leuven-Centrum. Turn left at the traffic lights at the ring way around Leuven (R23). Follow R23.

For **Condo Gardens** go straight ahead at Tiensepoort and then right at the first street. This is Dekenstraat.

To go to **Budget Flats** turn left at the Tiensepoort. Continue along the Tiensesteenweg (N3) and turn right after 100 meter (Alfred Delaunoislaan). Turn left at the end of this street. You enter the Bierbeekstraat. The residence is at the left side.

For **Ambassador suites**, whatever direction you're coming from, keep following the R23 at the roundabout and keep right at the tunnel at the station. The first street on the left is Diestsestraat. Ambassador Suites is located after 500 meters, just past the intersection with the Jan-Pieter Minckelersstraat.



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