

PRESENTATION OF THE ACCOMMODATIONS AT SKEMA RESIDENCE

The SKEMA residence has 185 furnished units, each with a kitchenette and a private bathroom.

The accommodations are distributed as follows:

- **172 apartments for students** (reserved for SKEMA SCHOOL and/or seasonal residents, including 154 studio apartments (T1) and 18 larger studio apartments (T1bis))
- **13 apartments for working professionals** (5 studios (T1) and 8 one-bedroom apartments (T2) located on the 4th and 5th floors)

2025 Rates	Studio (T1) – Students & Professionals	T1 BIS – Students	T2 – Professionals
Surface area	23 m ²	30 m ²	36.8 to 41.75 m ²
Security deposit	€457	€639	€736 to €783
APL base	€457.88	€639.71	€736.48 to €783.44
Rent (all charges included)	€491.72	€673.55	€760.56 to €807.52

Electricity and water are included; however, meter readings will be taken upon move-in and move-out to monitor consumption and prevent excessive use.



FREE SERVICES

- Free outdoor parking behind the residence
- On-site team available to assist you with administrative procedures
- Free intranet access for SKEMA School students

SERVICES WITH EXTRA CHARGES

- **Self-service laundry** with 3 washing machines and 2 dryers, open 24/7 – Operates with coins, bills, and credit cards (including contactless payments)
- **Private underground parking rental** – paid service

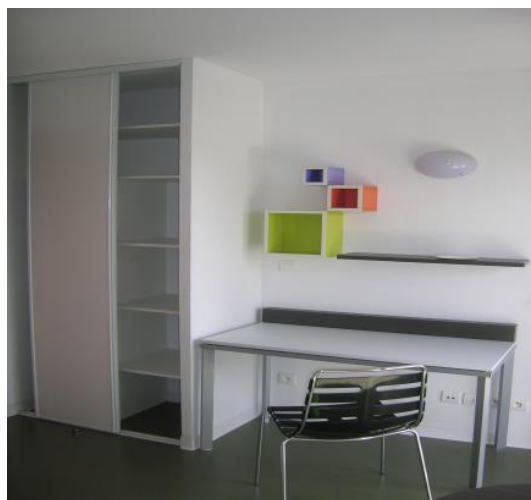
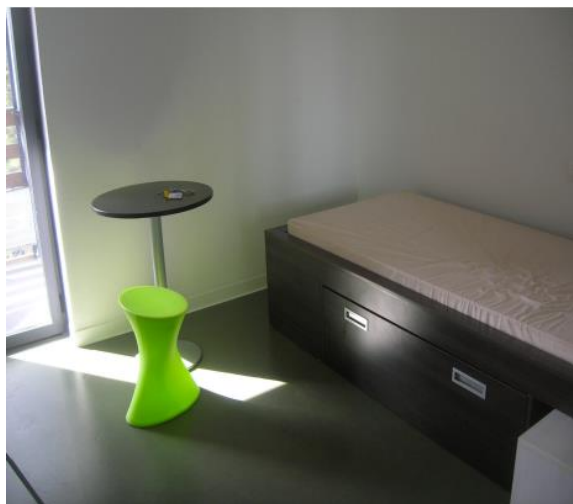
SKEMA students: €24.39/month /Professionals and seasonal tenants: €40.48/month

- **Wi-Fi** via the WIFIRST provider: €19.99/month

STUDIO (T1 and T1 BIS) EQUIPMENT

Main room includes:

- 1 stool + 1 small round table
- 1 desk + 1 chair
- 1 single bed (90 x 200 cm) with 2 built-in storage drawers underneath + 1 mattress protector
- 1 bedside table that fits under the bed
- 1 wardrobe with hanging space
- 1 additional small wardrobe
- 1 balcony or terrace (for ground floor units)



EQUIPMENT OF T1 and T1 BIS STUDIOS

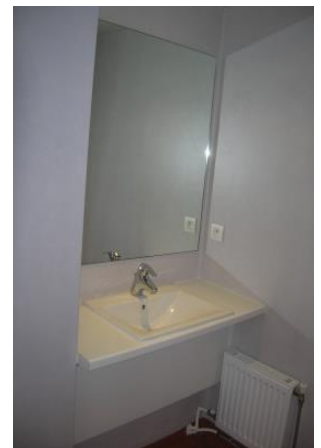
- **A kitchenette** equipped in the entrance, with:

- 1 sink
- 2 cooking hobs
- 1 extractor hood
- 1 refrigerator
- 1 microwave
- 2 lower storage cabinets



- **A bathroom**, with:

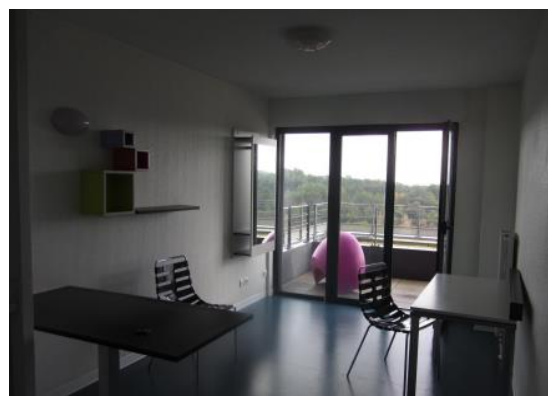
- 1 sink
- 1 towel rack
- Mirror
- Toilet
- 1 towel rack



EQUIPMENT OF T2 APARTMENTS

Additionally, T2 apartments include:

- 1 separate bedroom with either a single bed (90 cm) or a double bed (140 cm)
- 1 large rectangular table (instead of the small round table found in T1 units)
- 1 stool
- 1 chair
- 2 lounge chairs for indoor or outdoor use on the terrace



ITEMS NOT PROVIDED (for all units)

- Dishes and kitchenware
- Bedding (sheets, pillow, duvet, blankets, etc.)
- Bedside and desk lamps

During your stay, the replacement of light bulbs and sanitary equipment is at your expense but will be carried out by our team.

INCOME CEILINGS

In addition to being a SKEMA student or a seasonal intern during the summer, applicants must not exceed the annual income ceilings set by Article R.331-12 of the French Construction and Housing Code for the allocation of social housing.

Please check whether you meet this requirement before submitting your application!

For all applications received for 2025, income ceilings will be assessed based on the “revenu fiscal de référence” (line 25) from the 2024 tax year, as stated on the 2023 income tax notice of the applicant’s household, depending on household composition. In most cases, students are still attached to their parents' (or legal guardian’s) tax household.

Exceptionally, some students who have filed an independent tax return will have their own tax notice (or notice of non-taxation), which API PROVENCE will use for assessment.

Breakdown of Income Ceilings by Household Categories:

Household Category	Maximum Annual Income
1 person	€30,161
2 people	€40,279
3 people	€48,437
4 people	€58,477
5 people	€68,790
6 people	€77,527
Each additional person	+€8,648

**Annual Income Ceilings for Social Housing (HLM Rental) – PLUS Ceiling Rates Applicable as of January 1, 2025*

The different household categories are defined as follows:

Definition of Household Composition	
1	Single Person
2	Two people with no dependents, excluding young households
3	<i>Three people or a single person with one dependent, or a young household with no dependents*</i>
4	Four people or a single person with two dependents
5	Five people or a single person with three dependents
6	Six people or a single person with four dependents
Last Category	for each additional person