



101m² flat in Unteres Frauenland, Würzburg (from 01/11/ or 01/12/2026)

A very bright, well-laid-out, and recently renovated 4-room apartment is available for rent directly from the owner in the Frauenland district of Würzburg (97074). The apartment measures 101 m² and features a south-west facing balcony.

Viewings can be arranged upon request; please note, however, that renovation work is currently underway.

Location:

The apartment is located on the second floor of an apartment building in the Unteres Frauenland district of Würzburg. All essential amenities—such as supermarkets, bakeries, a pharmacy, and a post office—are just a few minutes' walk away. The same applies to the distance to Würzburg city center and secondary schools. The Frauenland district itself is home to several medical practices, kindergartens, and a primary school.

Transport connection:

Bus stops for lines 6, 16, 10, and 34 are located in the immediate vicinity of the apartment, ensuring excellent transport connections to the Hubland university campus and the city center. The Würzburg University Hospital is approximately 3 kilometers away, and the nearby B19 federal highway leads directly to the A7 and A3 motorways, allowing for direct long-distance travel.

Number of rooms and size:

The layout of the 4-room apartment and the size of the individual rooms can be seen in the floor plan below (photos will be published after renovation).

Description:

The apartment itself comprises a hallway with a coat rack and a practical built-in cupboard, a large and very bright living room with access to the balcony, a spacious master bedroom, two additional rooms suitable as children's rooms or home offices, a separate kitchen, a generously sized bathroom featuring a walk-in bathtub, toilet, and washing machine connection, as well as a separate guest toilet. Also included with the apartment are a communal laundry and drying room in the basement, a large basement storage unit, and a garage.



Equipment:

Parquet flooring has been laid throughout the living area, with the exception of the bathroom, guest toilet, and kitchen. A gas-fired central heating system (serving the individual unit) provides cozy warmth and supplies hot water. A garage is also included.

Monthly rent and service charges:

The monthly base rent is 1,500 euros, including the garage, and the associated service charges amount to approximately 350 euros.

Deposit:

The security deposit is 3,000 euros (two months' rent).

Contact:

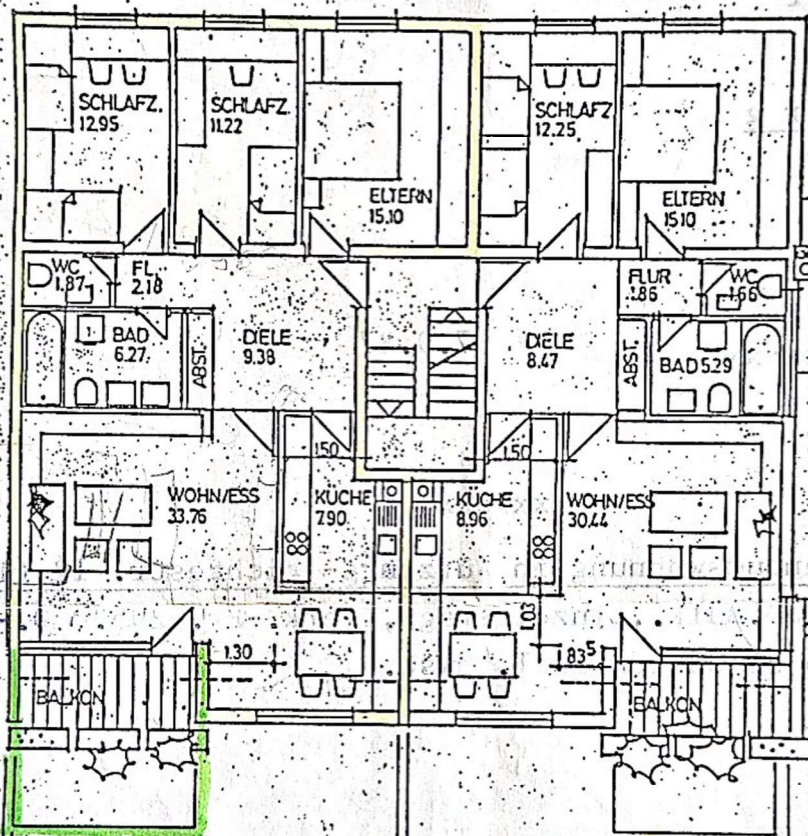
Marco Maier

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Apartment viewings are possible, though renovation work is currently still underway.

Floor plan (see next page):

16 50										
17 ⁵	3.00	11 ⁵	2.60	11 ⁵	3.50	2%	2.84	11 ⁵	3.50	30
17 ⁵	3.30	11 ⁵	3.01	2%	2.30	2%	2.72	60	11 ⁵	2.78 ⁵
17 ⁵	1.80	11 ⁵	2.10					178 ⁵	11 ⁵	1.60



3 Zi.-WOHNUNG
85,17 m²
2,56 7,3% PUTZ

82,61