



## **90 m<sup>2</sup> flat in Höchberg, Würzburg, furnished (from March 2026)**

### **Location:**

Höchberg, Albrecht-Dürer-Straße

- Distance to Würzburg city center: 5 km
- Distance to University Sanderring: 5 km
- Distance to University Hubland: 8 km

Within walking distance (200m) you will find a supermarket with a bakery (open on Sundays), a swimming pool, a restaurant, a school, and a kindergarten. In the center of Höchberg, you will find further shops, doctors, a pharmacy, and a butcher. Höchberg is a popular residential area that offers both proximity to Würzburg and peace and relaxation in a green setting.

### **Transport connection:**

Bus stop right outside the door. Travel time to the city center: 18 minutes.

By car or bicycle:

- to the city center and the Sanderring campus of the University of Würzburg: 10-15 minutes.
- to the Hubland campus of the University of Potsdam: 20-30 minutes.

### **Number of rooms and size:**

3 rooms, 90 sq m

Living room, bedroom, second bedroom/study, kitchen, bathroom, guest toilet, balcony

### **Description:**

This beautiful and bright apartment is located in a quiet residential area. The third floor is easily accessible by elevator. The spacious living room leads to a southwest-facing balcony with views of the surrounding greenery and plenty of afternoon and evening sun. Two additional rooms can be used as bedrooms, offices, or children's rooms. The fitted kitchen is equipped with high-quality appliances. In addition to the bathroom, there is a separate guest toilet.

### **Equipment:**

The apartment is rented fully furnished, including modern furniture, a 55-inch TV, a washing machine and dryer, balcony furniture, bed linens, a vacuum cleaner, etc. The fitted kitchen features an oven, stove, extractor hood, and microwave (Siemens), a dishwasher (Miele), a refrigerator and freezer (Liebherr), as well as dishes, pots, pans, and small electrical appliances.

Also included are an underground parking space and an elevator.

**Monthly rent and service charges:**

– Cold rent:	1260,- Euro
– Extra Costs:	220,- Euro
– <b>Gesamt:</b>	<b>1480,- Euro</b>

**Deposit:**

2.500,- Euro

**Contact:**

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