# 74,19 m² flat in Hubland, Würzburg (from Nov 1st 2026)

**Location:** Hubland, Rottendorfer Strasse 81, 97074 Würzburg – 2nd floor, new build 2019, elevator. Walking distance to Julius-Maximilians-Universität (Hubland campus) and University Hospital Würzburg (UKW).

**Transport connection:** Excellent public transport (bus/tram) to Würzburg city centre. Supermarkets, restaurants and daily amenities within walking distance.

**Number of rooms and size:** 3 rooms (open-plan living/kitchen, 1 bedroom, 1 home office / optional 2nd bedroom) + bathroom – total 74,19 m²

**Description:** Fully furnished premium apartment with unobstructed panoramic views into nature from bedroom, home office and bathroom. Open-plan living and dining area with designer kitchen and breakfast bar. Bright bedroom with large wardrobe. Separate home office with height-adjustable sit-stand desk (can alternatively be set up as a 2nd sleeping area). Premium bathroom with bathtub/shower combination, double sink and illuminated mirror cabinet. Ventilation system with heat recovery.

**Equipment:** Fully furnished (premium) · Height-adjustable desk · Large flat-screen TV · Miele washing machine & AEG dryer (in-unit) · High-speed fibre internet (landlord-managed, included) · Electricity (landlord-managed, included) · Underground parking space · Cellar/storage · Balcony · Elevator

**Monthly rent and service charges:** € 2,350 / month – fully all-inclusive (furniture, utilities, electricity, internet, underground parking, cellar). Minimum stay: 6 months. End-of-tenancy cleaning: € 200 (one-time, on departure).

**Deposit:** € 4,000

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