

## **Flat in Würzburg near by University area Hubland ca. 38 m<sup>2</sup>, available 01.08.2025**

**Location:** The luminous attic flat is fully furnished and is located in Würzburg region garden city Keesburg in direct vicinity to Hubland university (ca. 700 m). You can enjoy your leisure time and sport activities in the wine areas nearby. Bakeries, medical care, pharmacy, an indoor swimming pool, fitness studio, tennis court, restaurants and a supermarket are all in the vicinity.

Because of the vicinity to campus hubland and the university of applied science, the flat is especially suitable for guest researchers and/or commuting workers.

**Traffic connection:** The connection to the city center is very well with a bus transfer every 15 minutes. You can bring your own bicycle (bicycle garage available). Parking spaces without charges are available in the street.

**The distance to JMU campus Hubland is approximately 700 m**, the university for applied science Würzburg/Schweinfurt 500 m.

**Room number and size:** The approximately 38 m<sup>2</sup> big attic studio with open gables and big dormer in a family house consists of one generously furnished room with kitchenette and a bathroom with window. The flat has a very good insulation.

**Description:** available at **01.08.25**, suitable for one person, non-smoker. Rent contract from 3 months until 1 year. Extension possible by agreement.

**Furniture:** The modern flat with a massive wooden floor is fully furnished and offers much stowage. A bed (width 120 cm), couch, dining table / desk, built-in cupboard, television, WLAN etc. is integrated. The single kitchenette consists of two cooking plates, oven, fridge, dishware and kitchenware. The flat has no connection for a washing machine, therefore suitable for commuting workers.

**Monthly rent and extra charges:** Net cold rent 500 €, extra charges 200 € electricity, water and heating is included.

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