

# Furnished 2-room penthouse apartment with large private terrace in Würzburg-Lengfeld

## Apartment description

A unique opportunity to rent a bright and comfortable 2-room penthouse-style apartment on the 4th floor of a well-maintained residential building in Würzburg-Lengfeld.

The apartment offers approximately **54 m<sup>2</sup> of living space** and a private **52 m<sup>2</sup> terrace**, providing an exceptional outdoor area for relaxing, enjoying meals outside, gardening or working outdoors during the warmer months.

The apartment can also be used as a shared apartment (2-person flat share), as it has two separate rooms.

## Rooms and furnishings

### Room 1 (approx. 20 m<sup>2</sup>)

- fully furnished
- equipped with bed, wardrobe, desk/work area and additional furniture

### Room 2 (approx. 16 m<sup>2</sup>)

- partially furnished
- suitable as bedroom, guest room or home office

Both rooms are separate and offer good privacy.

## Kitchen

The fully equipped fitted kitchen includes:

- induction cooktop
- extractor hood with external ventilation
- dishwasher
- refrigerator/freezer
- microwave
- compact oven

The kitchen is fully functional and ready for immediate use.

## Bathroom and additional facilities

- newly renovated bathroom
- shower
- washer-dryer combination available
- separate toilet

Additional features:

- private basement storage room (approx. 9 m<sup>2</sup>)
- private parking space directly at the building
- bicycle storage room in the basement

## Building and location

The apartment is located in a well-maintained apartment building (built in 1970, continuously renovated) with 25 residential units.

The building does **not have an elevator**.

Würzburg-Lengfeld is a popular residential area with good infrastructure:

- supermarkets and daily amenities nearby
- good public transport connections
- easy access to Würzburg city centre
- convenient connection to Julius-Maximilians-Universität Würzburg and University Hospital Würzburg

The apartment offers a quiet and comfortable retreat while still being well connected to academic and professional locations.

## Preferred tenants

We are looking for reliable and respectful tenants, preferably:

- PhD students
- postdoctoral researchers
- visiting researchers and international scientists
- university or hospital employees
- professionals working in Würzburg
- a quiet couple

A longer-term rental is preferred.

## **Rental details**

Living space: approx. 54 m<sup>2</sup>

Private terrace: approx. 52 m<sup>2</sup>

Rooms: 2

Floor: 4th floor (no elevator)

Furnished: partly furnished

Parking space: available

Available from: available immediately

Rent:

Cold rent (monthly): € 1.100

Utilities (incl. heating): € 220

Deposit: € 1.500

If you are interested, please send a short introduction including:

- your occupation/research position
- planned move-in date
- expected rental period
- number of occupants

We look forward to hearing from you.

### **Contact:**

Dr Jörg Perner

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## Photos



**Terrace**



**Corridor**



**Bathroom & Toilet**





**Apartment 1 (fully furnished))**



**Apartment 2 (partially furnished)**



**Kitchen**



**Exterior View**

(Access to the apartments via covered walkways)