



Welcome to Sunset Oasis – Your Home in Würzburg!

Experience modern living in an exclusive 30 m² apartment featuring an impressive 18 m² rooftop terrace with a stunning panoramic view over the Kartause in Würzburg.

(Available immediately or by arrangement – at the latest within 6–8 weeks)

Location:

Würzburg, Altstadt (Old Town)

Transport connection:

- Würzburg main station: 5 minutes on foot
- Tram/bus lines: 12, 13, 14, 20, 21, 25, 26, 28, 29, 39, 92, 96, 214, 430, 450, 461, E, 5

Number of rooms and size:

Located on the 4th floor, this studio apartment features a combined kitchen, living, and sleeping area with a comfortable double bed as well as a sofa (sofa bed). It also includes a bathroom with a shower and a rooftop terrace.

Description:

Enjoy your home away from home in our modern 30 m² top-floor apartment – featuring an impressive 18 m² private rooftop terrace, perfect for sunny breakfasts or relaxing evenings with panoramic views over Würzburg and the Marienberg Fortress.

Please note: The apartment is located on the top floor without an elevator. The walk up the stairs requires a bit of effort, but the terrace and the stunning city views more than make up for it.

Your benefits at a glance:

- Smartly designed and modernly furnished apartment
- Rooftop terrace with seating area & panoramic views over Würzburg's landmarks and the Marienberg Fortress
- Comfortable climate control: Air conditioning in summer & underfloor heating for cozy warmth in winter



Equipment:

- 🍷 Kitchen-Living Area with Heart
 - Living comfort: Large double bed (2.00 x 1.60 m) for 2 persons, plus a comfortable sofa bed (when unfolded 2.00 x 0.80 m) for an additional guest
 - Entertainment: 43-inch Smart TV with Netflix included
 - Connectivity: High-speed Wi-Fi and a cozy workspace at the dining table with a view
 - Kitchen: Stove, microwave with baking function, dishwasher, Nespresso coffee machine, kettle, toaster – fully equipped for your first meal

🚿 Modern Bathroom & Extras

Start your day fresh – bathroom equipped with shower, hairdryer, towels, and even an iron for longer stays

🚗 Parking & Easy Arrival

Free underground parking directly beneath the building, secure and with separate access

Monthly rent and service charges::

Depending on availability and length of stay, from €2350 per month (incl. all utilities), including one interim cleaning per month.

Minimum rental period: 1 month

Price includes bed linen and towels.

Short-term stays are also possible depending on availability.

Deposit:

€2500 plus the first month's rent in advance.

Contact:

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