



**Welcome to Urban Coast – Your Home in Würzburg!  
55 m<sup>2</sup> apartment on Rotkreuzstraße, Würzburg  
(Available immediately or by arrangement – at the latest within 6–8 weeks)**

**Location:**

Würzburg, Altstadt (Old Town)

**Transport connection:**

- Würzburg main station: 5–10 minutes on foot
- Tram/bus lines: 11, 13, 18, 19, 27, 97, 521, 522

**Number of rooms and size:**

Ground floor:

Open-plan kitchen and living area, plus one bedroom with two single beds

Upper floor:

One bedroom with three single beds, a bathroom with shower, and a hallway area

**Description:**

👉 Stylish living on two floors

This spacious 55 m<sup>2</sup> duplex apartment offers accommodation for up to 5 guests. A private entrance with a covered outdoor staircase ensures maximum privacy and independence. Inside, an elegant solid wood staircase connects the two levels – a real eye-catcher combining design and functionality.

🛏 Two cozy bedrooms

The apartment features two separate bedrooms:

- One bedroom offers space for three people, with plenty of natural light and a charming window front.
- The second bedroom accommodates two people and can be separated from the living area by a practical sliding door – perfect for added peace or privacy.

The high-quality box-spring beds can be combined to form large double beds. For families with small children, a travel cot and a high chair are available.



**Equipment:**

 **Inviting living kitchen**

The modern living kitchen is the heart of the apartment – featuring a welcoming dining area, a stylish 50-inch smart TV (including Netflix), and plenty of space for cooking or relaxing together.

The fully equipped kitchen includes:

- Stove, oven & microwave
- Dishwasher & washer-dryer
- Nespresso coffee machine – for the perfect start to your day

 **Modern bathroom & extras**

The bathroom offers a refreshing start to the day, equipped with a shower, hairdryer, towels, and even an iron for longer stays.

 **Easy parking & arrival**

A private parking space in the courtyard is available. Additional parking options can be found nearby.

**Monthly rent and service charges:**

**Depending on availability and length of stay, from €2850 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.**

**The apartments can also be rented on a daily or weekly basis. Just send us an inquiry, and we will be happy to provide you with a personalized offer. Deposit.**

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

**Contact:**

**Heiko Stahl**

**heikostahl@live.com**

**015118777200**



