



## **27 m<sup>2</sup> 1-Room-Appartment (Frauenland, Würzburg, from 01.06.2026)**

### **Location:**

The apartment is located in Upper Frauenland. Close to Hubland University Campus and Wittelsbacherplatz, which can be reached within a 10-minute walk. Shopping facilities including a drugstore, organic market, supermarket, whole grain bakery, and pharmacy can be reached on foot within 5 minutes.

### **Transport connection:**

The bus stop (lines 14, 114) is right outside the door and provides even quicker access to the campuses (4 min) and the city center (9 min).

### **Number of rooms and size:**

Stylish studio apartment with separate compact kitchen, small bathroom and balcony

### **Description:**

Cozy apartment, brand new and lovingly furnished. First occupancy after complete renovation. New tiled floors in natural-stone look, new walls (climate control panels, eco lime paint), new bathroom, new radiator, new windows.

Balcony with wonderful view.

Parking available on nearby streets at all times.

### **Equipment:**

Fully furnished and ready to move in immediately!

Room: Solid wood bed (140x200), large desk with chair, armchair, night light, shelf, Gabbeh-rug, wall art, decoration, vacuum cleaner, built-in wardrobe, coat rack, bench, shoe storage area, adjustable color temperature room lighting, two separate privacy blinds on large window front.

Hallway: Storage options in built-in wardrobe and shelf with LED-light strip

Wi-Fi: available

Balcony: with wonderful view



Kitchen: With large sink, small dishwasher, refrigerator, two-burner stove, large upper cabinets, basic kitchen equipment: pots, cooking spoons, dishes, French press, teapot, kettle, cleaning utensils, dustpan and broom, automatic high-tech ventilation

Bathroom: Glass sliding door, corner shower with glass shower wall, natural stone sink, steel and solid wood dresser, infinity mirror, fiber optic starry sky with color change

Laundry/Bicycle: Coin-operated washing machine and drying room in basement, bicycle storage available

**Monthly rent and service charges:**

Monthly rent (for 6-month stay): 780€ (incl. utilities)

Monthly rent (for 4-month stay): 800€ (incl. utilities)

Monthly rent (for 1-month stay): 850€ (plus cleaning fee 80€)

Weekly rent: 350€ (plus cleaning fee 80€)

Additional charge for 2nd person: 25€/day; 60€/month

**Deposit:** (for stays of 2 months or longer): 1200€

**Rental period:**

Limited to a maximum of 6 months, initially until December 1st, 2025

**Contact:**

[Sandra.Ziegler@posteo.com](mailto:Sandra.Ziegler@posteo.com)

Please include a short self-description and information about your stay

Viewings possible at any time in advance

Video-call with the landlady in advance also possible