



## **98 m<sup>2</sup> flat in Würzburg - Lengfeld (01.08.2026)**

A beautifully designed, bright, and renovated 3-room penthouse apartment is available for rent by the owner in 97076 Würzburg-Lengfeld. The apartment is 98 square meters and features a wraparound terrace of approximately 50 square meters with two spacious seating/lounging areas.

Viewings are possible by appointment, although the kitchen is currently undergoing a complete renovation. Once all renovations are completed, the apartment will be ready for occupancy between August 1st and September 1st, 2026.

### **Location:**

The apartment is located on the third floor of a multi-family building on the outskirts of Würzburg-Lengfeld. All essential amenities, such as supermarkets, bakeries, a pharmacy, and a post office, are within easy walking distance. The apartment is just a few kilometers from Würzburg city center and secondary schools. Lengfeld itself offers several medical practices, kindergartens, a primary school, and other shops for daily needs.

### **Transport connections:**

Directly opposite the apartment is the bus stop for lines 25 and 34, and in the immediate vicinity are the stops for lines 20 and 21. This ensures excellent public transport connections to the city center, the main train station, and the Hubland university campus. The Würzburg University Hospital is only 2-3 kilometers away, and the nearby B8 federal highway leads directly to the A7/A3 autobahns, allowing for onward travel without detours.

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

The layout of the 3-room apartment, the size of the individual rooms and photos of the apartment can be found in the attached exposé.

### **Description:**

The apartment itself consists of a hallway with a wardrobe, a large living room with a dining area and a spacious, unobstructed view towards Lengfeld, a large bedroom, a children's room, a separate kitchen, a cloakroom, a bathroom with a bathtub and shower, a storage room, and a completely renovated guest toilet. The apartment also includes a shared laundry room in the basement, a small storage room in the cellar, and a parking space in front of the building.

**Equipment:**

New, natural oak-effect vinyl flooring has been installed throughout the entire living area, except for the bathroom. The apartment features double-glazed wooden windows with roller shutters, and the flat roof was completely renovated and insulated a few years ago. A central oil heating system with hot water supply provides comfortable warmth. A garage can also be rented separately if needed.

**Monthly rent and service charges:**

The monthly rent is 1050 euros, including the parking space in front of the house, and the associated utilities are 340 euros. If desired, the garage can be rented additionally for 60 euros per month.

**Deposit:**

The deposit is two months' rent.

**Contact:**

[gemi-vermietungen@t-online.de](mailto:gemi-vermietungen@t-online.de)

## Photos of the penthouse apartment in Würzburg-Lengfeld

Photos of the living room



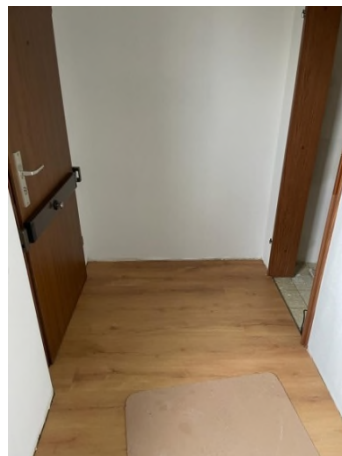
Photos of the bedroom



Photos of the children's room



Photos of the storage room and the hallway

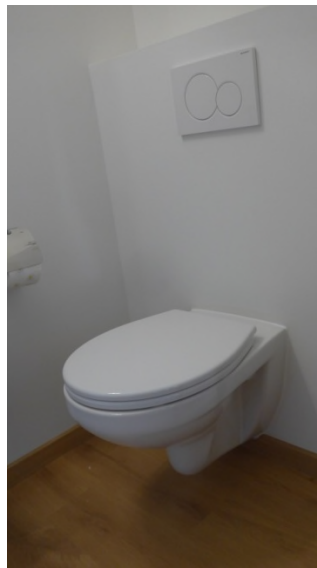
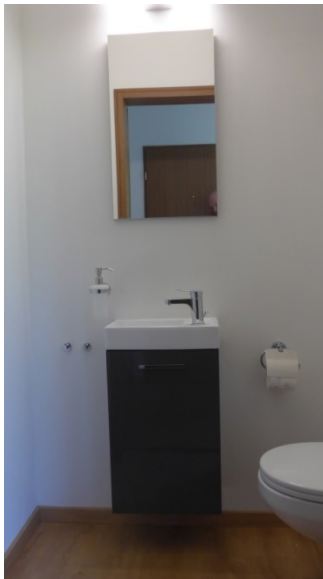




Photos of the bathroom



Photos of the guest toilet



Photos of the terrace





Floor plan of the apartment and exterior view of the house from the street side

