



4 room 93,6m² flat in Sanderau, Würzburg (from 01.03.2026)

Location:

The apartment is located in the very popular district of Sanderau, about 150 meters from the Main riverbank. The area can be considered very quiet. It is on the 5th floor (with elevator) of a recently renovated building and has also been completely refurbished (first occupancy after renovation).

Transport connection:

The nearest tram stop is about 250 meters away. It takes about 25 minutes on foot to reach the town hall, or about 6–8 minutes by bicycle. A bicycle storage room and a cellar compartment are available. A garage is also available and can be rented if needed.

Number of rooms and size:

4 rooms, kitchen, bathroom, WC, entrance area, hallway, toilet, balcony (approx. 93.6 m²)

Description:

The apartment is rented out for first occupancy after a complete renovation. It is fully furnished, fully equipped (duvets, bed linen, towels, etc.) and has a fully equipped fitted kitchen. It is ready for immediate move-in and use.

Equipment:

The apartment is fully furnished and has 4 rooms. The master bedroom (approx. 14 m²) has a double bed, wardrobe, and chest of drawers. Another bedroom/children's room (approx. 12.2 m²) is equipped with two single beds and a chest of drawers. The study (approx. 11 m²) includes a large desk with chair, a recamière (alternatively another bed), and a shelving unit.

The beds are fitted with new mattresses, duvets, and bed linen. The living room (approx. 25 m²) has a cozy seating area with a sofa and two wicker chairs, a sideboard, a cabinet, a television, and a dining area with a table and four chairs. The kitchen (approx. 9.3 m²) is fully equipped (pots, pan, cooking utensils, dishes, glasses, etc.) and includes an oven, induction cooktop, microwave, coffee machine, sink, vacuum cleaner, and refrigerator. The daylight bathroom (approx. 4.5 m²) has a bathtub with shower option, a toilet, and space for an optional washing machine. Additionally, there is a separate guest WC, an entrance area (approx. 9.5 m²) with wardrobe, a small additional hallway (approx. 2 m²), and a sunny southwest-facing balcony with a view of the Steinbach valley (approx. 9 m²). Network LAN connections are available in all rooms. Fiber optic cable is installed in the apartment.

Monthly rent and service charges:

The monthly base rent is €1,750 including furniture and equipment. In addition, there are consumption-based utility costs including heating according to the German operating cost

regulations. The current monthly advance payment is approx. €286.92. Electricity, internet, and broadcasting fees (GEZ) must be paid directly by the tenant.

The rental contract is fixed-term. The minimum duration is 6 months (1 semester) and the maximum is 3 years (6 semesters).

Deposit:

The deposit amounts to 3 months' base rent.

Contact:

If you are interested, please contact us by email at:

wuerzburg-apartment@web.de

Please tell us a bit about yourself and especially how long you would like to rent the apartment.

Hablamos español. Si necesitas ayuda o informaciones adicionales, contáctame.

