



## **178.29 m<sup>2</sup> flat in Frankfurter Straße 81, Würzburg (from 01.04.2025)**

### **Location:**

West of Würzburg's city center lies the residential development project "Alte Mälzerei." Here, a 10,800 m<sup>2</sup> property awaits you with 80 apartments spread across five buildings. Balconies, terraces, and rooftop terraces enable a unique living experience. Together with 63 garages, 53 outdoor parking spaces, a playground, and spacious outdoor areas, comfort and sustainability are ensured.

### **Transport connections:**

With the Main meadows to the north, the Residence to the west, and Nikolausberg to the south, the residential area is surrounded by beautiful landscapes and cultural landmarks. Just one kilometer away, you can take a walk along the Main River, and the Marienberg Fortress can be quickly reached by bike or on foot. Würzburg's city center is only about 2.7 kilometers away, and excellent public transport connections link the green surroundings of the residential area with the busy city—so you can leave your car at home! The tram stops right in front of the building, just 150 meters away.

Everything is taken care of: Supermarkets and drugstores are in the immediate vicinity. Doctors, pharmacies, as well as kindergartens and schools, create the ideal neighborhood.

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

The penthouse maisonette apartment features, on the 4th floor, a living/kitchen area, a bedroom, Bathroom 1, and a storage room. On the 5th floor, there is a spacious living room, two additional rooms, a bathtub bathroom, and a generous, stunning rooftop terrace of 87.88 m<sup>2</sup> (with 29.00 m<sup>2</sup> included in the living space calculation). Of course, the apartment also includes a basement storage room.

### **Description:**

Plenty of open space right outside your door.

The concept of family is not only an integral part of the project but also of the residential complex itself, as a generously designed playground is located at the center of the housing units.

Equipped with a sandbox, climbing frames, swings, and slides, it has everything to make children's hearts beat faster, while the architectural design allows for a direct view of the lively little ones.



The many trees are not only beautiful to look at but also provide shade on hot days and, together with the park area and the nearby Main meadows, create a green oasis right next to the big city and right in front of your own doorstep.

In case of emergencies, the police and fire department are practically next door, ensuring a sense of security. The area offers plenty of space, which can be used and enjoyed alone or with friends and family. This space, combined with the community-oriented arrangement of the residential buildings, allows for a sense of togetherness, the forming of friendships, and the connection between young and old.

**Furnishings:**

Bedroom with box spring bed, wardrobe and TV, kitchen, living room with leather couch and TV, dining table with six chairs, washing machine and dryer.

**Monthly rent and additional costs:**

€3,539.06 plus additional costs of €450.00. Electricity costs are not included.

The heat pump generates all the heat for heating and hot water using approximately  $\frac{1}{4}$  drive energy and  $\frac{3}{4}$  free environmental heat.

The costs for heat generation are billed directly with your electricity provider via the house connection.

A garage parking space can be rented for your vehicle.

**Deposit:**

€7,000.00

**Contact:**

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Photos see below



Photos











