

A LOUER



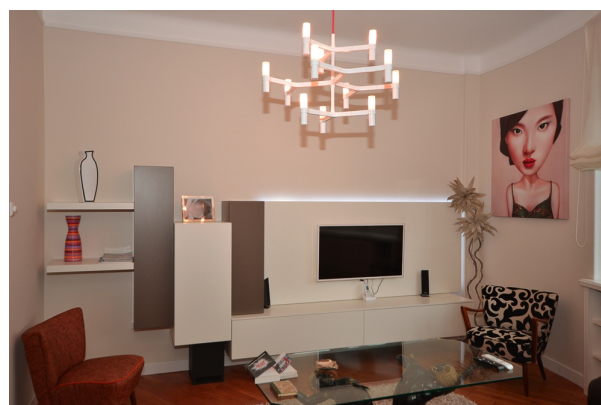
Furnished flat

- Surface : 91m²
- Disponibilité : 2026-04-15
- Référence : 2599S_WP_Belair
- Nombre d'étage(s) : 3
- Etage : 1
- Année de construction : 1930

Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Volets Electriques
- Volets Roulants

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FULLY FURNISHED AND EQUIPPED APARTMENT, two-bedroom unit available for short- or medium-term rental in Luxembourg Belair. Utilities included. Wi-Fi and TV included. Fully renovated.

This superb luxury apartment, available for short- or medium-term rental in Luxembourg Belair, is located on the first floor and features:

- A private entryway
- A living room
- A dining room
- A separate fully equipped kitchen with a washing machine
- A small balcony
- Two bedrooms, one of which has a sofa bed
- A shower room with a walk-in shower and toilet
- A laundry room in the attic with a washing machine and dryer.

Utilities are included, as well as Wi-Fi and a TV subscription.

It has been tastefully decorated in a very contemporary style. Cozy comfort guaranteed!

It is highly functional, and the finishes and furnishings are "top-of-the-line." Solid wood floors, Cassina lighting, custom Italian designer furniture, Farrow & Ball paint, ...

The apartment is on the first floor of a small 3-unit building located in the highly sought-after residential neighborhood of Belair.

Orientation:

The orientation is ideal. You'll enjoy sunlight throughout the day.

The apartment is laid out as follows:

Entrance:

As you enter the apartment, a beautiful view greets you. You immediately notice that this is a very well-maintained apartment. The private entryway, with its anthracite gray tile floor, leads to all the rooms in the apartment.

The dining room and living room:

These two living areas face east-south-west.

The dining room is furnished with a glass table with a wooden base, 4 leather chairs, an armchair, and a wall-mounted sideboard.

A built-in bookshelf serves as a divider between the dining room and the living room.

The living room features a sofa, small armchairs upholstered in Designer Guild fabric, a coffee table, and a wall-mounted TV cabinet with storage.

Both rooms have solid wood floors finished with oil.

Abundant natural light floods in through the windows arranged in a semicircle.

Beautiful 12.3-foot-high ceilings.

The fully equipped kitchen:

The kitchen features white Corian cabinets. It is fully equipped with SIEMENS appliances: glass-ceramic cooktop, range hood, refrigerator, 3-drawer freezer, dishwasher, and washing machine. A GAGGENAU pyrolytic oven and a Corian sink complete this beautiful ensemble.

A "dining table/work surface" island, complete with height-adjustable stools, offers plenty of space to prepare your meals and enjoy them there.

Dishes, cutlery, and kitchen utensils are provided.

The balcony:

The balcony is accessible through a door in the kitchen. Built-in storage on the balcony.

The master bedroom:

The bedroom has a spacious area of approximately 19 m². It is furnished with a double bed, a nightstand, and a very large custom-made wardrobe with hinged doors.

A comforter, bed linens, and pillows are provided.

The floor is solid wood.

The second bedroom:

This room has an area of approximately 17 m². It is currently furnished as a second living room and is equipped with a large sofa bed with a chaise longue (very comfortable bed version with mattress topper provided), a storage cabinet, a chest of drawers, and a small desk.

A comforter, bed linens, and pillows are provided.

The shower room:

It features a beautiful walk-in shower with a sliding door, a carved stone sink set on an oiled teak countertop, built-in storage, and a toilet.

Bathroom linens are provided free of charge.

And in addition...

The attic:

Storage space and access to a private washer and dryer

Close to all amenities:

Less than 200 m away: Pharmacy, banks, doctors, pediatricians, dentists, hairdresser, restaurants, mailbox, bike station, ...

1.5 km from the very center of Luxembourg City

2 km from the City Concorde shopping center.

2 km from Merl Park

Bus: Belair stop, Place de France, approximately 100 meters away**Bikes:**

Velo'H station approx. 100 meters away

Car access:

1 km from the collector road serving Cloche d'Or, Hespérange, Leudelange, the airport, and highway access to Germany, France, and Belgium

1.5 km from Boulevard Royal.

Practical information:

Non-smoking apartment (You have a balcony)

Pets are not allowed

Rental deposit: 2 months' rent

Agency commission: 1,350.00 Euros + 17% payable by the tenant and 1,350.00 Euros + 17% payable by the landlord

Our opinion:

This concept is very interesting!!! You arrive with your suitcases and you're all set!

No need to worry about bedding or towels. Dishes, cutlery, and kitchen utensils... everything is there. Just like a vacuum cleaner, an ironing board, an iron, and a 'Nespresso' coffee machine that will make you happy.

The apartment is very pleasant to live in. The natural light, the high-quality furniture, the solid wood floors, and the designer lighting all contribute to making this apartment a place with a very high quality of life.

Ideal for a single person, a couple on a fixed-term assignment in Luxembourg, two colleagues, or people who want to explore Luxembourg and its region before settling down permanently.

There is no private parking space for your car, but spaces are available in front of the building. All you need is the "Belair" resident sticker to park without having to pay the parking meter.

With no immediate neighbors across the way, you can fully enjoy your home in complete privacy.

The energy performance certificate is currently being prepared.

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LUXEMBOURG-BELAIR

Loyer : 2 700 euros
Charges comprises

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