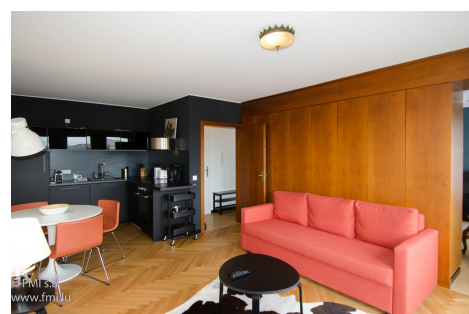


# A LOUER



## Furnished flat

- Surface : 53.1m<sup>2</sup>
- Disponibilité : 2024-05-06
- Référence : 2768S\_Bd\_Avrch\_1CH\_LG\_Term
- Nombre d'étage(s) : 7
- Etage : 7
- Année de construction :

## Caractéristiques

- |                     |                         |
|---------------------|-------------------------|
| - Double vitrage    | - Ventilation mécanique |
| - Parlophone        | - Cheminée              |
| - Chauffage au gaz  | - Ascenseur             |
| - Chauffage central | - Volets Roulants       |
| - Radiateurs        |                         |

LUXEMBOURG-GARE

Loyer : 2 300 euros  
Charges comprises

# A LOUER



FMI

7 rue des Mérovingiens  
8070 Bertrange  
+352 24 83 24-1

<https://www.fmi.lu>

[info@fmi.lu](mailto:info@fmi.lu)

LUXEMBOURG-GARE

Loyer : 2 300 euros  
Charges comprises

# A LOUER

**1-bedroom apartment, furnished and equipped ALL IN with utilities, electricity and internet included, just a stone's throw from Luxembourg City Center.**

**This beautiful apartment includes :**

- 1 Bedroom
- 1 living room
- 1 Open-plan fitted kitchen
- 1 Shower room with WC
- 1 Garage (optional)
- 1 Washing machine dryer available

Located on the 7th floor with elevator.

No facing building and an unobstructed view.

The apartment is very quiet thanks to its top-floor location.

**All utilities included:**

Water, electricity, heating, wifi, maintenance of common areas. Based on use with due care and attention.

You will be responsible for compulsory rental insurance in Luxembourg.

For your convenience, a coffee machine, full set of crockery, cutlery, kitchen utensils and toaster are provided.

Bed linen is provided (comforter, pillows, bed linen).

Bathroom linen is provided.

The apartment is fully furnished and equipped.

The living room and kitchen have solid oak parquet flooring, while the bedroom has laminate flooring.

**Practical information :**

Monthly rent: 2,300 Euros for leases of 13 months or more.

Monthly rent for shorter leases: please contact us.

Deposit: 2 months' rent

Agency commission: 1 month's rent + 17% VAT payable by tenant

**Location**

By car:

1.6 km from downtown and Boulevard Royal

4.4 km from La Cloche d'Or

7 km from Kirchberg or the airport

By bus:

Bus stops are very close, and within walking distance.

By streetcar :

850 meters from the Avenue de la Liberté streetcar line.

On foot:

Bakery, butcher's shop, supermarket, pharmacy, dental surgery, doctors, banks, convenience stores, restaurants, ...

500 meters on foot from Luxembourg Hyper center!

**Our opinion :**

This concept is very interesting !!! You arrive with your suitcases and that's it!

No need to worry about bed linen or bathroom towels. Dishes, cutlery, kitchen utensils... it's all there.

All utilities are included in the monthly rent. Not only condominium charges, but also your heating, electricity, water and internet usage.

All you have to pay is the compulsory rental insurance in Luxembourg.

No unpleasant surprises at the end of the lease! No late payments. You know from the outset how much your rental will cost.

Superb opportunity! Magnificent views!

The energy passport is currently being completed.

For visits or further information, please contact your FMI advisor, Frédérique FERY, on 00352 621 29 39 21 (also WhatsApp).



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