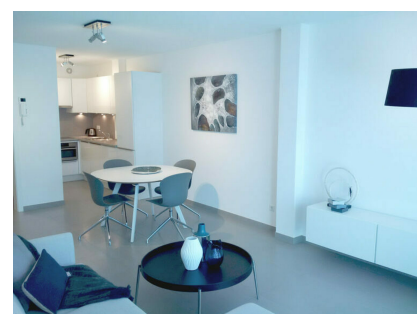
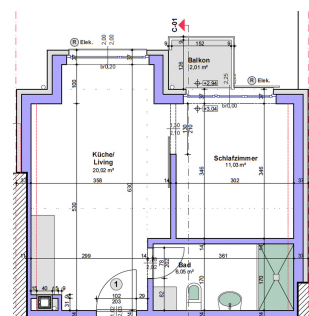


## A LOUER



## Furnished flat

- Surface : 37m²
- Disponibilité : 2025-05-15
- Référence : 4307\_Syd3\_Limp\_1Ch
- Nombre d'étage(s) : 4
- Etage : 2
- Année de construction : 0

Thermal insulation class

**B**

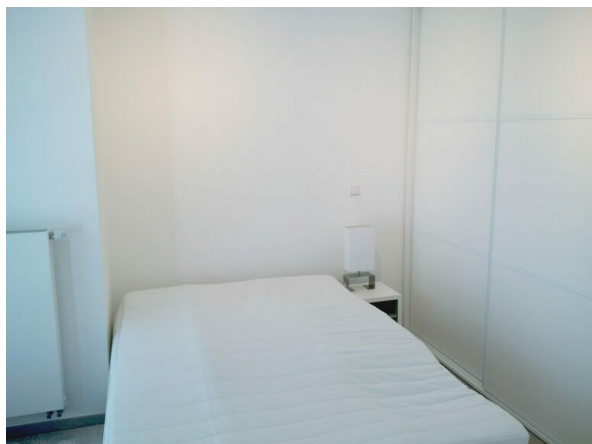
## Caractéristiques

- Buanderie
- Ascenseur
- Antenne Satellite
- Volets Electriques

LUXEMBOURG-LIMPERTSBERG

Loyer : 2 550 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)

# A LOUER

**SHORT or MEDIUM TERM RENTAL WITH Wifi, TV, HOUSEKEEPING 1 x Week.**

**Beautiful furnished and equipped 1-bedroom serviced apartment for short-term rental in Luxembourg, Limpertsberg district.**

Parking space : Optional. Please contact us for availability and rates.

The apartment is +- 37 m2 and has a 2 m2 balcony.

The main room features a fully equipped open-plan kitchen. The apartment is furnished with designer furniture. Triple-glazed windows.

A good-sized flat-screen TV with satellite channels will enable polyglots to watch a myriad of TV channels.

All utilities included:

Water, electricity, heating, wifi, rental insurance. Based on reasonable use.

Services included:

Cleaning 1 x per week, change of bed and bathroom linen 1 x per week, private washing machine and dryer in shared laundry room.

The functional bathroom has a shower, washbasin, toilet and towel heater.

The apartment has a separate bedroom. It has a large closet for your complete wardrobe. Its good-sized, high-quality bed will give you a good night's sleep.

Both the quality of the finish and the quality of the construction are exceptional, and will make you feel right at home. The sleek furnishings give the apartment a designer look.

The good insulation of the building and apartment will bring peace of mind to all occupants.

The apartment is fully furnished. Crockery, cutlery, kitchen utensils and a Nespresso coffee machine are all provided.

Each window has an electric blind.

This is an exceptional apartment with a luxurious, high-quality finish.

Each tenant has a badge giving access to the apartment, laundry room, garbage room, private cellar and mailbox.

## **Practical information**

Deposit :1 month's rent

Agency commission:€1,000.00 + 17% VAT payable by tenant and €1,000.00 + 17% VAT payable by landlord

## **Access:**

By car:

The freeway is two kilometers away and links Germany, France and Belgium directly.

The airport is 10 kilometers away and can be reached quickly by bus, car or cab.

By bus :

Bus stops are close by and within walking distance.

Frequent bus services take you quickly anywhere in the city, train station, airport and Kirchberg. Also close to the Hamilius bus station for other connections.

By streetcar :

2-minute walk from the Place du Glacis streetcar line.

## **Surroundings:**

On foot:

Banks, schools, high schools and convenience stores, supermarket, cinemas, theater, restaurants, Place du Glacis (market), Luxembourg city center, administrations,...

## **Our opinion:**

This is a very interesting concept! 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 and water

consumption, internet and TV subscription and insurance.

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

The quality of service and construction is exceptional, and will ensure the well-being of the occupants. Elegant, sleek, top-of-the-range furniture gives the apartment a designer look.

It's a truly exceptional home, with a luxurious finish of the highest quality.

Ideal for a person or a couple on a fixed-term assignment in Luxembourg, or for people wishing to discover Luxembourg and its region before settling down permanently.

This apartment in the residential district of Limperstberg will be appreciated by people looking for real living comfort and tranquility without having to move far from all the amenities of the city center, just 2 steps away.



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