

# A LOUER



## Apartment

- Surface : 45.3m<sup>2</sup>
- Disponibilité : 2025-06-01
- Référence : 4333S\_Appart\_Liesch
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction : 1994

Thermal insulation class



## Caractéristiques

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

LUXEMBOURG-BELAIR

Loyer : 1 500 euros  
Monthly charges : 250 euros

# 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

**RENTAL in Luxembourg-Belair! 2.4 Km from the pedestrian zone of downtown Luxembourg! Unfurnished 1-bedroom apartment.**

The apartment is located on the second floor with elevator of a well-maintained residence.

**You will have :**

- 1 Hall
- 1 Living room
- 1 Fully-equipped kitchen with dishwasher, conventional oven, ceramic hob, hood, fridge with 3-drawer freezer and storage space
- 2 Small balconies
- 1 Bedroom
- 1 Shower room with shower, washbasin, WC

**Additional features**

- 1 Shared cellar
- 1 Washing machine in shared laundry room

Double-glazed windows

Shutters

Draperies bars (drapes not supplied)

Tiled floor

Fiber in the apartment for your internet (subscription not included)

Light fixtures supplied

**Practical information:**

Deposit: 2 months' rent

Monthly charges include: Heating, water, electricity, garbage taxes, maintenance of common areas, elevator maintenance.

Charges do not include: Rental insurance or any Internet/TV subscriptions.

Agency commission: 1/2 month's rent + 17% VAT payable by tenant and 1/2 month's rent + 17% VAT payable by owner.

**Access :**

By car

3 km from city center and Boulevard Royal

5 km from the Cloche d'Or district of Luxembourg City and the Kirchberg district

1.5 km from the bypass that takes you directly to the freeways linking

linking Germany, France and Belgium

Airport: 10 km away.

By bus :

At 120 meters: Bus stop Charlemagne: Line 24

240 meters away: Lux-Merl, Kirrfeecht bus stop: bus line 13

400 meters: Laang Heck bus stops: bus lines 5, 6, 86, 96 and CN7

**Our opinion:**

Great opportunity!

Small, well-maintained condominium in the residential area of Luxembourg Merl, close to all amenities, 2 km from Luxembourg city center.

Energy passport in progress

For further information or to arrange a viewing, please contact your FMI s.a. estate agency advisor Frédérique FERY on +352 621 29 39 21 (also WhatsApp).



**FMI**

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

<https://www.fmi.lu>

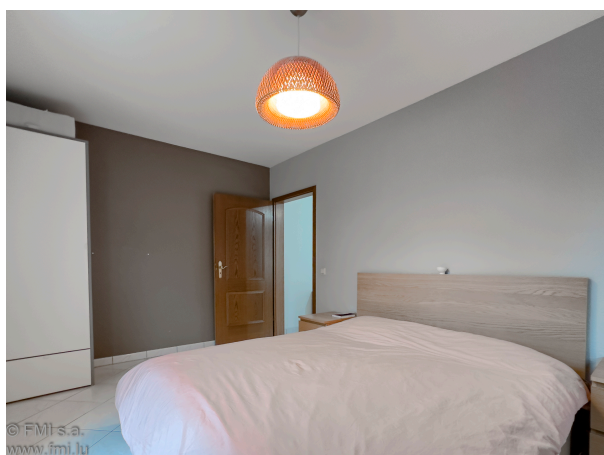
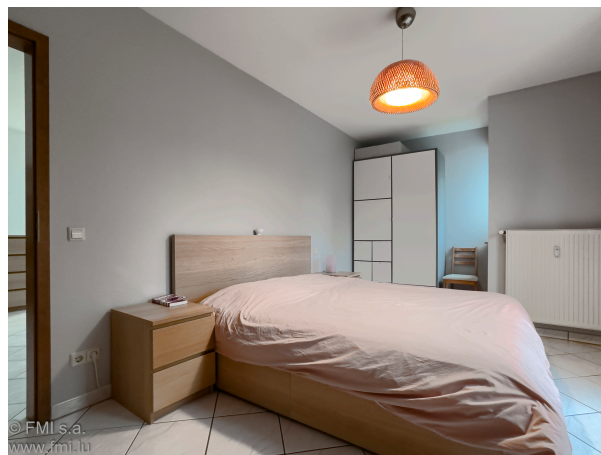
[info@fmi.lu](mailto:info@fmi.lu)



LUXEMBOURG-BELAIR

Loyer : 1 500 euros  
Monthly charges : 250 euros

# 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-BELAIR

Loyer : 1 500 euros  
Monthly charges : 250 euros

# 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)