

# A LOUER



## Furnished studio

- Surface : 28m<sup>2</sup>
- Disponibilité : 2026-01-22
- Référence : 4371S\_Kirch\_Ptg\_App08
- Nombre d'étage(s) : 3
- Etage : 2
- Année de construction : 2023

Thermal insulation class

**B**

## Caractéristiques

- Triple vitrage
- Buanderie
- Chauffage au sol
- Chauffage au gaz
- Chauffage central
- VMC double flux
- Antenne Satellite
- Volets Electriques

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**SHORT OR MEDIUM-TERM RENTAL, utilities, Wi-Fi, TV, and services included!**

**Beautiful furnished and equipped studio apartment available for short or medium-term rental in Luxembourg-Kirchberg.**

This high-end studio is located close to the European institutions, the European School and the Chamber of Commerce.

**You will have at your disposal:-** 1 Main room with sofa bed

- 1 Open-plan equipped kitchen
- 1 Shower room with toilet
- 1 Balcony
- 1 Cellar
- Kitchen utensils
- Ironing board and iron
- Bed linen and towels
- Washing machine and dryer

All utilities are included: water, electricity, heating, Wi-Fi, insurance. Based on normal use.

Services included:

Cleaning once a week, bed linen and towel change once a week.

The quality of the services and the construction is exceptional and will ensure the well-being of the occupants. The sleek furniture provided gives the apartment a very stylish look.

The good insulation of the building and the apartment will ensure peace and quiet for all occupants.

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

This is an exceptional property with high-quality, luxurious finishes.

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

Practical information:

Deposit: 1 month's rent

Agency commission: €1,350 + 17% VAT payable by the tenant and €1,350 + 17% VAT payable by the owner

Lease: minimum 2 months

Parking:

A parking space is available at an additional cost: please contact us

By car: Several access routes via the Côte d'Eich and Kirchberg offer different routes to the building. The motorway is four kilometers away and provides direct links to Germany, France, and Belgium.

The airport is 7 kilometers away and can be reached quickly by bus, car, or taxi.

By bus:

300 meters away: Jean Monnet bus stop.

Lines 6, 16, 18, 21, 25, 211, and C01

On foot:

Close to the Chamber of Commerce, the Kirchberg Olympic swimming pool, European institutions, Boulevard J.F. Kennedy, and the European School.

All shops, leisure and relaxation facilities, medical services and banks are close to the building, including:

Smets, Auchan shopping center, pharmacy, restaurants, Kirchberg Hospital, maternity ward, Utopolis cinema complex, exhibition hall, museum, philharmonic hall, 'La Coque' sports center and fitness center, etc.

A park running along the entire length of Kirchberg, from the swimming pool to the supermarket, stretching for several kilometers, allows athletes to run, walk, or cycle in peace without being disturbed by traffic.



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