

# A LOUER



## Furnished flat

- Surface : 55m<sup>2</sup>
- Disponibilité : 2024-12-01
- Référence : 2473S\_110Kirch\_Etag2
- Nombre d'étage(s) : 3
- Etage : 2
- Année de construction : 0

## Caractéristiques

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



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**MEDIUM-TERM RENTAL in Luxembourg Kirchberg! At +- 1.2 km from the BEI and the Cour de Justice.**

**Furnished 1-bedroom apartment with terrace, all utilities included, even Wifi and TV (satellite) and cleaning 1 x every two weeks with change of bed and bathroom linen.**

Your apartment has :

- 1 Living/dining room
- 1 Open-plan fitted kitchen
- 1 Bedroom with double bed, 1 large closet, 1 desk
- 1 Shower room with washbasin and WC
- 1 Private washing machine and 1 tumble dryer in shared laundry room
- 1 Furnished terrace
- 1 Parking space (shared)
- Bed and bathroom linen
- Kitchen utensils, crockery, Nespresso coffee machine, etc.

Unoverlooked apartment close to

Ideal for a non-smoking person or couple. It is located on the second floor, without elevator, in a small, fully renovated residence of 3 apartments.

The apartment is fully furnished and equipped. Bed and bathroom linen are provided.

The apartment has been tastefully furnished in a modern, cosy, ready-to-live-in style. You'll have all the comforts you need for a pleasant stay in Luxembourg.

With its airy, designer furnishings, this bright apartment will be appreciated by all.

### **The apartment includes :**

Living/dining room:

This bright, SOUTH-facing room is equipped with: 1 round table, 4 chairs, 1 armchair, 1 leather sofa, 1 TV cabinet with flat-screen TV, 1 digital decoder for satellite channel reception , 1 coffee table.

The floor is covered with high-quality laminate parquet.

The living room leads onto a furnished terrace.

Furnished terrace:

This SOUTH-facing terrace is a real asset. What a delight!

The fully-equipped kitchen :

The kitchen is fully equipped with: 1 microwave oven, 1 conventional oven, 1 4-zone ceramic hob, 1 hood, 1 dishwasher, 1 large fridge with freezer compartment, 1 sink and storage space.

Crockery, cooking utensils, cutlery, coffee machine, electric kettle and toaster are also provided.

Bedroom:

You will have at your disposal: 1 bed 160x200 cm, 1 large closet, 1 large desk and complementary furnishings.

Shower room:

Equipped with: 1 wall-hung WC, 1 beautiful Italian-style shower and 1 washbasin.

The room is fully tiled (floor and walls).

A radio system is integrated. You can take your shower to music.

Two windows bring natural light into this beautiful shower room.

### **And more:**

A washing machine and tumble dryer are available in the shared laundry room on the ground floor.

Each double-glazed, PVC-framed window is equipped with an external strap shutter.

Each room has at least one window.

Radiators with thermostatic valves are installed in every room of this apartment.

**Included in the monthly charges:**Water consumption, electricity, heating, maintenance of common areas, garbage tax, Internet, TV, and 1 x fortnightly cleaning with change of bed and bathroom linen.

**Practical information:**

Monthly rent: rent is calculated on the basis of 1 person occupancy.

Minimum 6-month lease

+ 80.00 Euros per month for occupancy by a second person

Deposit: 2 months' rent

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

Pets are not accepted

**Location:**

The apartment is located on Rue de Kirchberg in Luxembourg.

Parc du Kirchberg 600 meters away

Business school 950 meters away

La Coque swimming pool (1.2 km)

European School (1.2 km)

Cours de Justice (1.2 km)

EIB (1.1 km)

Kirchberg Campus (2 km)

Mudam Museum (2 km)

Auchan supermarket (2.5 km)

Utopolis cinema(2.5 km)

**By car :**

Freeway access to Germany, Belgium and France (2.5 km)

Luxembourg-centre at 3 km

Luxembourg-Kirchberg at 1 km

Luxembourg Cloche d'Or at 7 km

Airport 8 km

Energy passport in progress

For further information, please contact Frédérique FERY on +352 621 29 39 21 (Also WhatsApp)



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