

A LOUER



Furnished flat

- Surface : 63m²
- Disponibilité : 2025-02-01
- Référence : 2595S_Porte_neuve_ETG4
- Nombre d'étage(s) : 4
- Etage : 4
- Année de construction : 0

Caractéristiques

- Double vitrage
- Parlophone
- Buanderie
- Chauffage au sol
- Chauffage au gaz
- Chauffage central

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SHORT, MEDIUM or LONG TERM RENTAL WITH Wifi, TV in Luxembourg city center, pedestrian zone. Very nice fully furnished and equipped 1-bedroom apartment for short or long term rental in Luxembourg, pedestrian zone of the city center. Completely renovated.

This superb apartment is located on the 4th and last floor of a building, without elevator. The floor area is +- 89 M2. The weighted surface area is 63 m2. The apartment is furnished with designer furniture.

Charges include :

Your water consumption, electricity, water, heating, wifi, and TV subscription. Based on reasonable use. You will be responsible for compulsory rental insurance in Luxembourg.

You will have :

- A living/dining room (with additional sleeping area)
- Open-plan fitted kitchen
- Washing machine and dryer (in the kitchen)
- Separate bedroom
- Bathroom with sink, toilet, bathtub and heated towel rail
- Bed and bathroom linen
- Crockery and kitchen utensils, NESPRESSO coffee machine, etc.
- Vacuum cleaner, iron and ironing board, ...

The quality of service and materials is exceptional and will bring well-being to the occupants. The clean-lined furnishings give the apartment a designer look that's also very cocooning.

Furniture by top designers is at your disposal: Fritz Hansen dining table, Bertoia chairs, Flos lighting fixtures, etc.

A very large closet will enable you to store all your wardrobe.
Also available: 2 armchairs, 1 coffee table, 1 large sofa, 8 chairs, rug, etc.

The floor is oiled oak.
The bathroom walls and floor are in Mortex, one of the most contemporary and pleasant materials available.

This building, located in a sought-after street in the pedestrian zone, has been completely renovated.

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

Practical information :

No smoking
Pets are not accepted
Deposit : 2 months rent
Minimum lease 6 months
Monthly rent excluding charges for 6 to 11-month leases: 2,200.00 Euros
Monthly rent excluding charges for 12-month lease: 2,000.00 Euros
Agency commission : 1,000 Euros + 17% VAT payable by tenant and 1,000 Euros + 17% VAT payable by landlord

Access

Streetcar:
5-minute walk from the Boulevard Royal streetcar stop

By bus: Bus stops are very close, and within easy walking distance.
Frequent buses take you quickly anywhere in the city, train station, airport and Kirchberg. Also close to the bus station for other connections.

By car : The freeway is just three 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.

Surroundings:

On foot: banks, schools, high schools and convenience stores, supermarkets, cinemas, theaters, restaurants, all downtown shops, administrative offices, etc.

Our opinion:

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

No need to worry about bed linen. Dishes, cutlery, kitchen utensils, vacuum cleaner??? It's all here.

The apartment is very pleasant to live in. The quality furnishings, the solid wood flooring, everything contributes to making this an apartment in which you feel good.

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

This apartment, located in the heart of the city, will let you enjoy all the advantages of a city center, without the hassle of car noise, while still being able to take advantage of the many green spaces just 2 steps away.

As the building is located in a pedestrian zone, there is no private parking space for your car, but spaces are available in nearby public parking lots (with or without a monthly subscription).

A car is not essential, as you're less than 2 minutes from Boulevard Royal and bus stops, and less than 5 minutes by bus from the station.

Energy passport in progress.

For further information or to arrange a viewing, please contact your FMI s.a. advisor Frédérique FERY on 00352 621 29 39 21 (also WhatsApp).



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