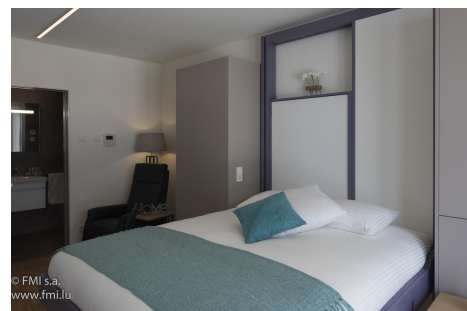


A LOUER



Furnished studio

- Surface : 22.71m²
- Disponibilité :
- Référence : 3238_West_Bay_Pt_S_Strassen
- Nombre d'étage(s) : 4
- Etage : 0
- Année de construction : 2018

Caractéristiques

- Double vitrage
- Buanderie
- Chauffage au sol
- VMC double flux
- Pompe à chaleur
- Ascenseur
- Volets Electriques

STRASSEN

Loyer : 1 590 euros
Charges comprises

A LOUER



FMI

7 rue des Mérovingiens
8070 Bertrange
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A LOUER

SHORT, MEDIUM or TERM RENTAL, ALL IN STRASSEN (5 Km from Luxembourg city center) in new WEST BAY residence. CHARGES, WIFI and TV INCLUDED.

Furnished and equipped studio for short, medium or long-term rental, located on the first floor of a building constructed in 2018, in a residential area, dead-end street parallel to the Route d'Arlon.

High-end Roche Bobois, Kiche Concept and Maison du Monde furniture.

You will have at your disposal:

- 1 Main room with clever foldaway bed/table system
- 1 Open-plan fitted kitchen
- 1 Shower room with WC
- 1 Furnished balcony
- 1 Cellar
- 1 Washing machine and 1 tumble dryer in shared laundry room

For your comfort, we have provided :

Bed and bathroom linen
Crockery, kitchen utensils, NESPRESSO coffee machine, toaster, etc.

All utilities included: water, electricity, heating, wifi, television, maintenance of common areas. Based on normal use.

You will be responsible for rental insurance and agency commission.

Cleaning and change of bed linen available on request.

Want to know more? You'll have :

A main room with :

A relaxation area equipped with : 1 leather recliner, 1 TV unit with curved-screen TV, 1 mood lamp and storage space with shelves and hanging rail.

A dining area with 1 large retractable table and 2 comfortable chairs.

Thanks to an easy-to-use system of pistons and jacks, you can easily transform this dining area into a sleeping area.

The sleeping area features: 1 x 160 x 200 cm bed with top-of-the-range bedding.

There's no need to store your bed linen before switching to dining mode, as the bed is raised and ready to use.

Bed linen is provided (bed linen, pillows and comforter).

Open, fully-equipped kitchen with :

1 dishwasher, ceramic hob, 1 traditional/microwave oven, 1 sink, 1 hood, 1 fridge with freezer compartment and storage space.
For your convenience, 1 NESPRESSO coffee machine, full set of crockery, cutlery and kitchen utensils.

Shower room:

With 1 beautiful walk-in shower, 1 washbasin and 1 wall-hung WC.

Bathroom linen provided.

Terrace:

A plus for relaxing on sunny days or evenings. Equipped with 1 table and 2 chairs. Planters serve as dividers.

Plus :

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

A cellar

The studio is fully furnished and equipped

Solid wood parquet flooring in the main room

The bathroom is fully tiled

The double French windows leading to the terrace are fitted with electrically operated metal blinds.

Practical information

Deposit: 2 months' rent

Agency commission: €875.00 + 17% VAT for tenant and €875.00 + 17% VAT for owner

Rent :

Calculated on the basis of single occupancy

Supplement of 80.00 Euros / month for additional person occupancy

Location:

By car:
1 Km from A6 freeway access to Belgium, France and Germany
5 km from Luxembourg city center

By bus :
Bus stop 50 m away.
Numerous buses take you directly to Luxembourg city center, to Kirchberg in one direction and to Steinfort in the other.

Nearby:
1 Km: Belle Etoile shopping center, restaurants, post office, bank, municipal administration, cultural center, hairdressers, pharmacy, doctors, parks, etc.

Our opinion :
Top-of-the-range finishes and furnishings.
Optimized space!
This concept is very interesting!!! You arrive with your suitcases and that's it!

No need to worry about bed linen or bathroom linen. 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, water, internet and TV subscription.

All you have to pay is the compulsory rental insurance in Luxembourg.

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

A great opportunity!

True AAA passive house concept, with the purest respect for nature: geothermal heating and hot water, solar panels, single-pressure ventilation with no harmful sound effects, etc.



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