**FOR RENT · LUXEMBOURG · BELAIR · RESERVED**

# Dual-aspect apartment with balcony

## 2,700 € / month

Apartment · 105 m² · Bedrooms : 2 · Bathrooms : 1







## About this property

This furnished 105 m² dual-aspect apartment has two bedrooms and is a two-minute walk from Merl-Belair park in Luxembourg-Belair.

An entrance hall leads to a spacious living room opening onto a small balcony. The equipped open-plan kitchen has a dining area and a bar and measures 13 m². The 9 m² bathroom has a bathtub, shower, double basin and window. The 19 m² main suite includes a fitted dressing room. A second 12 m² bedroom and a separate WC complete the layout.

The residence also offers a large cellar, a lift and a laundry room with a washer-dryer and a separate dryer.

## Rooms and floor areas

| | |
|---|---|
| Open-plan kitchen with breakfast bar | **13 m²** |
| Main bedroom suite with dressing room | **19 m²** |
| Second bedroom | **12 m²** |
| Bathroom | **9 m²** |

## Property details

| | |
|---|---|
| Floor | **Ground floor** |
| Monthly service charges | **400 €** |

## Amenities

Lift · Balcony · Laundry room · Cellar · Bathtub and shower · Equipped laundry room · Double washbasin · Dressing sur mesure · Separate WC

## Nearby

| | |
|---|---|
| Supermarket | **650 m** |
| Pharmacy | **550 m** |
| Bakery | **350 m** |
| Preschool | **350 m** |
| Primary school | **350 m** |
| Railway station | **1,050 m** |
| Distance to bus/tram stop | **50 m** |
| Motorway access · A4 | **800 m** |

Straight-line distances to mapped places, rounded to the nearest 50 m. © OpenStreetMap · ACT