

# DUPLEX LUXEMBOURG - GARE

Réf: WAERPS-LUX190084



**4 250 €**

**Area: 133m<sup>2</sup>**  
**Availability : now**

- Apartment
- Unfurnished
- 3 Bedroom(s)
- 3 Bathroom(s)

Beautiful duplex apartment, with a living area of +/- 133 m<sup>2</sup>, located on the 3rd and 4th floor of a residence completely renovated with taste. With direct access to the apartment by elevator, it is composed as follows: On the lower level, the sleeping area with 3 bedrooms each with bathroom, an office and a separate toilet. On the upper level, a spacious living room with a beautiful fitted kitchen giving access to the balcony of +/- 6.5 m<sup>2</sup>, a laundry room and a guest WC. In the basement a private cellar. Possibility to rent a parking space (elevator type), priced at 250 € per month. Agency fees are charged to the tenant, one month rent + VAT 17%

