

# STUDIO

## LUXEMBOURG

REF. 8465

1 250 €

Monthly charges : 180€

33m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



Ideally located in Luxembourg-City, the Unicorn real estate agency offers a renovated, unfurnished studio for rent.

Located on boulevard de la Pétrusse, just a few minutes' walk from the city center, the train station, the magnificent Pétrusse valley and its sports facilities, this attractive 38 m2 studio will charm you.

Very bright, it is located on the 4th floor with elevator. A fully-equipped kitchen and washing machine are provided.

A private balcony completes the apartment.

Available on 1 January 2025

Rental conditions :

\* 2 months' rent deposit

\* 1st month's rent payable in advance

\* 1 month's agency commission + applicable VAT to be shared between lessor and lessee

For more information, please contact us today on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-8465-location-studio-luxembourg>



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