

# MONDE AVENIR

Move in, Move out, Move on

Spacious 3-bedroom apartment for rent in Bertrange,  
Gain height and live in a peaceful environment! On the 7th floor of a residence, with elevator, well known for its breathtaking views and its indoor swimming pool,



The apartment, oriented on 3 sides and very bright, is arranged as follows:

Large hall with storage and skylight,

Large living room, 38.2 m<sup>2</sup>: it has large openings on 2 sides (south-east and north-west) and access to the south-east facing loggia as well. You will also find an open fireplace in working order,

Monde Avenir S.à r.l.,  
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Société à responsabilité limitée au capital de € 12500  
BCEE : LU02 0019 4055 9624 7000  
Autorisation d'établissement : 10035791/4/5 – R.c.s. Lux. : B 177722  
Matricule : 20132422207 – TVA : LU26172666





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Monde Avenir, votre facilitateur immobilier pour déménager, emménager, avancer plus vite dans votre vie !

Fully equipped kitchen, 11.8 m<sup>2</sup>, with generous storage space. It has a double patio door for lots of light and it offers space for a breakfast nook,

There are 3 double bedrooms,

The master bedroom is spacious, 18 m<sup>2</sup>, it has access to the loggia through French windows and has an adjoining shower room (with w.c.),

The 2nd and 3rd bedrooms are each approximately 12m<sup>2</sup> and are large enough for a double bed,

There is an independent bathroom with bathtub and w.c. Compact, it has a window, lots of natural light and good ventilation,

1 closed box in the underground car park,

1 cellar,

Areas common to all residents:

The garden at the back, the gym and the indoor swimming pool.

G & G Energy Pass, Gas Heating,

NB The charges do not include pool maintenance.

To take advantage of the pool, take out a monthly subscription of €35

The property is located at the top of the Route de Longwy.

Going east, you are instantly downtown,

Going west, you access all necessary amenities within minutes.

A supermarket can be found next to the property, the Naturata organic supermarket a few minutes into town, the City Concorde shopping center nearby.

In addition to the closed car park inside the building, there are a few outdoor parking spaces at the front of the building.

Bus lines: #6 #61U #701 #702 #703 #711 #D21 #E15 #G11

Nearest bus stop: Helfenterbruck, Pletzer

Motorway: the property is close to access #5 of the A6 motorway going to Belgium, France and Germany.

Rental terms:

Monthly rent: 2300 euros

Advance charges : 300 euros

Warranty : 3 month rent

Agency Fees: 2300 euros + vat