

A LOUER



Furnished flat

- Surface : 62m²
- Disponibilité : 2026-08-03
- Référence : 1997_Phill_II_Etage3
- Nombre d'étage(s) : 5
- Etage : 3
- Année de construction : 0

Caractéristiques

- Double vitrage
- Parlophone
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ascenseur

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Rental in the pedestrian zone of downtown Luxembourg. Fully furnished and equipped one-bedroom apartment on the 3rd floor with an elevator.

Description:

Beautiful **one-bedroom** apartment for rent in downtown Luxembourg, on the third floor with an elevator. The apartment has a floor area of 62 m².

The apartment is fully furnished with high-quality furniture. It has been tastefully decorated and is very pleasant to live in.

The building is located in the pedestrian zone of the very heart of Luxembourg City.

Orientation:

The apartment is dual-aspect. The living/dining room and open kitchen face west; the bedroom and bathroom face east.

The apartment is laid out as follows:

Entrance:

When you open the door to your apartment, you enter a small entryway.

In this entryway, you'll find coat hooks for hanging your outerwear, a large shelf for bags, hats, and other accessories, and a console table for your keys.

This private entryway serves as a transition between the outside world and your home.

The main room:

The main room is very welcoming and bright. It has a spacious area of 39 m². This cozy room combines the living/dining area with the open-concept, fully equipped kitchen. In the living area, you'll find a two-seater sofa, two armchairs, a large coffee table, a storage unit, and a flat-screen TV.

In the dining area, you'll find a round table and four chairs. The floor is solid hardwood. Two large double-glazed windows bring plenty of light into this living space.

The open kitchen:

The kitchen features white cabinets arranged in a U-shape. It is equipped with a glass-ceramic cooktop, a refrigerator with a freezer compartment, a combination microwave-convection oven, a sink, and a dishwasher. A section with bar-height storage allows you to set out your dishes for serving at the table. The floor is covered with anthracite-colored tile.

No need to worry about buying items to fill the ample storage space: dishes, cutlery, kitchen utensils, an electric kettle, and more are all provided.

The bedroom:

The bedroom has a spacious area of 17 m². It is furnished with a 160 x 200 cm bed (new bedding), a nightstand, a shelf, and a large 3-door sliding wardrobe for storing all your clothes.

A comforter, bed linens, and pillows are provided, as well as a vacuum cleaner, an ironing board, and an iron.

The bedroom is very pleasant with its solid hardwood floors. You can walk around barefoot. Through the window, which has a blind and white curtains, you'll see the backs of the neighboring buildings.

A door leads to the bathroom.

The bathroom:

The bathroom, fully tiled in white, features a bathtub with a grab bar and showerhead, a sink, and a wall-mounted storage cabinet. Two windows with blinds provide natural light to this room.

The separate toilet:

A separate toilet with its own sink allows you and your guests to use the facilities without having to walk through the bedroom.

Washing machine and dryer:

Available on the top floor for shared use

Proximity to all amenities:

You are right in the heart of the city center. Everything is just a few steps away. Pharmacies, banks, doctors, pediatricians, dentists, post office, government offices, restaurants, caterers, numerous shops...

Tram / Bus: Stops within +/- 100 meters

You are 100 meters from the tram and bus stops on Boulevard Royal. You can reach Kirchberg, Limpertsberg, Cloche d'Or, the

train station, and Gasperich in just a few minutes.

Practical information:

Lease term: One year with the option to extend. For shorter-term leases, please contact us for monthly rent rates

Security deposit: Two months' rent

Agency commission: 1,075.00 Euros + 17% VAT payable by the tenant and 1,075.00 Euros + 17% VAT payable by the landlord

Renters insurance: Payable by the tenant

Electricity: Paid by the tenant

Our opinion:

This concept is very interesting!!!

No need to worry about bringing your own bedding. Dishes, cutlery, kitchen utensils, a vacuum cleaner??? Everything is here.

The apartment is very pleasant to live in. The natural light, the quality furniture, the solid wood floors—everything contributes to making this apartment a place where you feel right at home.

Ideal for a single person or a couple on a fixed-term assignment in Luxembourg, or for those who wish to explore Luxembourg and its region before settling down permanently.

Located right in the heart of the city, this apartment lets you enjoy all the benefits of downtown living without the noise of traffic, while still having access to the many green spaces just a stone's throw away.

Since the building is located on a pedestrian street, there is no private parking space for your car, but spaces are available in nearby public parking lots (monthly subscription or pay-as-you-go).

A car is not essential, as you are less than 2 minutes from Boulevard Royal and bus stops, and less than 5 minutes by bus from the train station.

For a viewing or more information, please contact your agent at the FMI s.a. real estate agency, Ms. Frédérique FERY, at 00352 621 29 39 21 (also via WhatsApp).



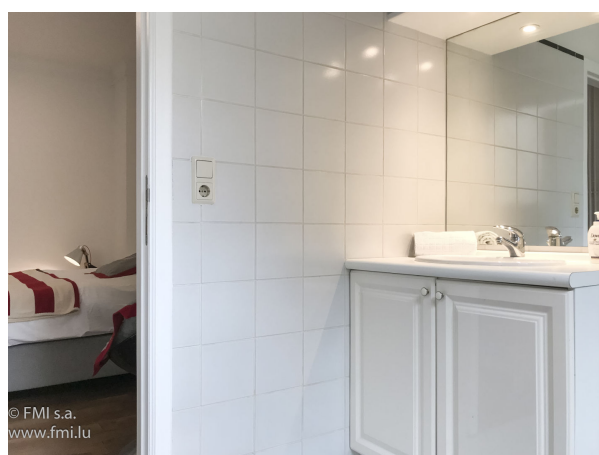
FMI

7 rue des Mérovingiens
8070 Bertrange
+352 24 83 24-1

<https://www.fmi.lu>

info@fmi.lu

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