

# A LOUER



## Furnished flat

- Surface : 65m<sup>2</sup>
- Disponibilité : 2026-04-01
- Référence : 2584S\_Rue\_Stras
- Nombre d'étage(s) :
- Etage : 0
- Année de construction : 0

## Caractéristiques

- Double vitrage
- Buanderie
- Chauffage au gaz
- Chauffage central
- Ventilation mécanique
- VMC double flux
- Ascenseur
- Installation handicapés
- Volets Electriques

LUXEMBOURG-GARE

Loyer : 1 900 euros  
Monthly charges : 400 euros

# A LOUER



FMI

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

<https://www.fmi.lu>

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**MID-TERM OR LONG-TERM ALL-IN RENTAL. Charming furnished and fully equipped apartment with 1 bedroom, 1 terrace, and a garden, located on the ground floor. Utilities include electricity and Wi-Fi.**

Option to rent an indoor parking space (+150 euros/month)

Furnished apartment ideal for a single person or a couple. It is located on the garden level at the rear of a recent residence and in a neighborhood close to all the shops in the Gare district.

The apartment features:

- An entryway
- A shower room with toilet
- A living/dining room
- A fully equipped kitchen open to the living room
- A separate bedroom
- A storage room
- A private garden
- A basement storage unit
- A private washer-dryer in the shared laundry room
- A private indoor parking space (Optional: +150.00 Euros/month)
- Bedding
- Bathroom linens
- Kitchen utensils

The apartment is new. It is fully furnished and equipped.

It has been tastefully decorated in a modern and cozy style. You will have all the comforts you need for a pleasant stay.

Want to know more?

**The apartment includes:**

**The Entryway:**

The entryway features: a coat rack, a shoe rack, a wall mirror, and a small coffee table.

**The open-concept kitchen:**

It is open and fully equipped (microwave, conventional oven, 4-burner stove, range hood, dishwasher, large refrigerator, freezer, sink, and ample storage).

Dishes, kitchen utensils, cutlery, a coffee maker, an electric kettle, and a toaster are provided.

**The living/dining room:**

You'll find: 1 three-seater sofa, 1 armchair, a rug, 1 flat-screen TV, 1 TV stand, and coffee tables.

You also have large sliding glass doors that flood the room with beautiful natural light and provide direct access to the terrace and private garden.

The floor is tiled.

In the dining area, you'll find 1 table and 6 chairs.

**The shower room:**

It features a beautiful walk-in shower, a towel warmer, a wall-mounted toilet, a sink, and a wall-mounted mirror.

**The separate bedroom:**

This bedroom is equipped with: 1 double bed, 1 dresser, 1 large wardrobe, and 2 nightstands.

A double French door leads to the private garden.

The floor is laminate.

**A private washer-dryer** is available in the shared laundry room.

**A storage unit**

**An optional indoor private parking space:** 150 Euros /month

**Utilities:**

Rental utilities include: Wi-Fi, personal consumption of water, heating, and electricity, cleaning of common areas, and garbage collection fees.

**Practical information:**

- Monthly rent for a lease of 1 year or more: 1,900.00 Euros

- Monthly rent for a lease between 6 and 12 months: 2,000.00 Euros

- Rental deposit: 2 months' rent.

- Agency fee: 1/2 month's rent + 17% VAT payable by the tenant and 1/2 month's rent + 17% VAT payable by the tenant

**Location:**

The apartment is located 700 m from Luxembourg City's Central Station and 1.8 km from downtown.

Very well located, this building allows you to get around mainly on foot or by bus.

On the street, you'll find a "Cactus" supermarket, a Delhaize, bakeries, a grocery store, and various other food and convenience stores, a pharmacy, restaurants, and more.

Located on Rue de Strasbourg, you are close to the train station and all its bus routes serving most of the business and commercial districts of Luxembourg City and its surroundings.

**Access:**

Buses and tram:

Located just a stone's throw from the train station, the tram, and the buses, you can reach the city center, the airport, and the Cloche d'Or district in just a few minutes.

By car:

Indoor parking spaces are available for rent.

Close to the ring road, you can quickly access the highways to Germany, France, or Belgium.

Energy performance certificate currently being prepared.



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