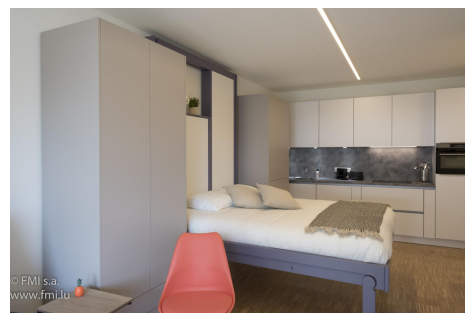


A LOUER



Furnished studio

- Surface : 27.63m²
- Disponibilité : 2025-08-25
- Référence : 2649S_Studio_Gd_West_Bay
- Nombre d'étage(s) : 3
- Etage : 0
- Année de construction : 2018

Thermal insulation class



CO2 emissions



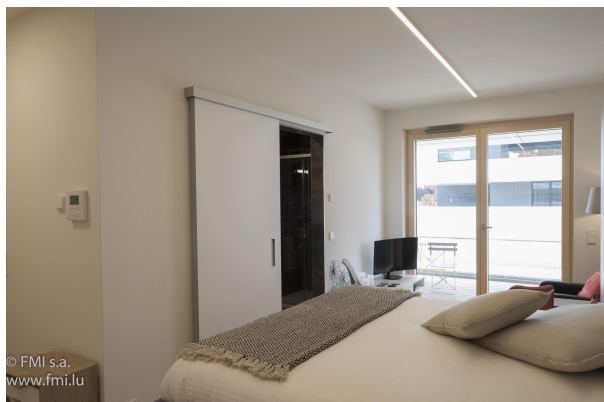
Caractéristiques

- Triple vitrage
- Buanderie
- Solaire photovoltaïque
- VMC double flux
- Géothermie
- Ascenseur
- Volets Electriques

STRASSEN

Loyer : 1 490 euros
Charges comprises

A LOUER



FMI

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

<https://www.fmi.lu>

info@fmi.lu

A LOUER

RENTAL in STRASSEN (5 Km from Luxembourg city center) in WEST BAY residence. CHARGES, electricity, WIFI and TV INCLUDED.

Furnished and equipped studio for short, medium or long-term rental, located on the first floor of a building constructed in 2018, on a street parallel to the Route d'Arlon.

High-end furniture by Roche Bobois, Kiche Concept and Maison du Monde.

You will have at your disposal:

- 1 Main room with clever foldaway bed/table system
- 1 Open-plan fitted kitchen
- 1 Shower room with WC
- 1 Private indoor parking lot (+150 Euros / month)
- 1 Furnished balcony
- 1 Cellar

For your comfort, we have provided :

Bed and bathroom linen
Crocery, kitchen utensils, NESPRESSO coffee machine, toaster, etc.
Washing machine and dryer

All utilities included: water, electricity, heating, wifi, television, maintenance of common areas.

You will be responsible for rental insurance.

Cleaning and change of bed linen can be arranged at. Please consult us for rates.

Want to know more? You'll have :

A main room with :

A relaxation area equipped with: a recliner, a TV cabinet with curved screen TV, a mood lamp and storage space with shelves and hanging rail.

A dining area that can be converted into a sleeping area with 1 large fold-away table and 2 comfortable chairs.

Thanks to an easy-to-use system of pistons and jacks, you can easily transform this dining area into a sleeping area.

with 1 x 160 x 200 cm bed with top-of-the-range bedding.

No need to put away your bed linen before switching to dining mode, as the bed can be raised to its full height and remains ready for use.

Bed linen is provided (bed linen, pillows and comforter).

Open, fully-equipped kitchen with :

Dishwasher, ceramic hob, traditional/microwave oven, sink, hood, fridge with freezer compartment and storage space.

Shower room:

With a beautiful walk-in shower, washbasin and wall-hung WC.

Terrace:

A plus that will enable you to relax on fine days or evenings. It is equipped with a table and 2 chairs.

And more:

A private indoor parking space : (additional charge of 150 Euros / month)

A privatewashing machine and dryer are available in the shared laundry room.

Part of a cellar

The studio is fully furnished and equipped

Solid wood parquet flooring in the main room

The bathroom is fully tiled

The double French windows opening onto the terrace are fitted with electrically operated metal blinds.

Practical information

Single occupancy

Deposit: 2 months' rent

Agency commission :
750.00 Euros + 17% VAT payable by tenant and 750.00 Euros + 17% VAT payable by owner

Situation:

By car:

1 km from A6 freeway access to Belgium, France and Germany

5 km from downtown Luxembourg

By bus :

Bus stop 50m away.

Numerous buses take you directly to Luxembourg city center, to Kirchberg in one direction and to Steinfort in the other.

Nearby:

1 Km: Belle Etoile shopping center, restaurants, post office, bank, municipal administration, cultural center, hairdressers, pharmacy, doctors, parks, etc.

Our opinion :

Top-of-the-range finishes and furnishings.

Optimized space!

This concept is very interesting!!! You arrive with your suitcases and that's it!

No need to worry about bed linen or bathroom linen. Dishes, cutlery, kitchen utensils... it's all there.

All utilities are included in the monthly rent. Not only condominium charges, but also your heating, electricity, water, internet and TV subscription.

All you have to pay is the compulsory rental insurance in Luxembourg.

No unpleasant surprises at the end of the lease! No late payments. You know right from the start how much your rental will cost.

A great opportunity!

True AAA passive house concept, with the purest respect for nature: geothermal heating and hot water, solar panels, single-pressure ventilation with no harmful sound effects, etc.

For further information or to arrange a viewing, please contact your FMI s.a. advisor on 00352 621 29 39 21 (also WhatsApp).



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