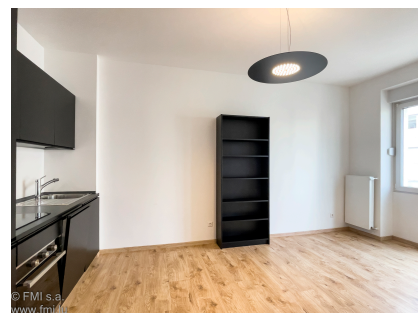


A LOUER



Apartment

- Surface : 40m²
- Disponibilité : 2026-08-06
- Référence : 4386S_Etage1Dr_Merl
- Nombre d'étage(s) : 4
- Etage : 1
- Année de construction : 0

Thermal insulation class



CO2 emissions



Caractéristiques

- Double vitrage
- Chauffage au gaz
- Chauffage central
- Radiateurs
- Ventilation mécanique
- Cheminée
- Ascenseur
- Volets Roulants

LUXEMBOURG-MERL

Loyer : 1 600 euros
Monthly charges : 300 euros

A LOUER



FMI

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

<https://www.fmi.lu>

info@fmi.lu

A LOUER

APARTMENT FOR RENT in Luxembourg-Merl! Just 1.5 km from the pedestrian zone in downtown Luxembourg and 2 minutes from Merl Park! Unfurnished 1-bedroom apartment.

The apartment is located on the first floor (with an elevator) of a small, recently and fully renovated building.

You'll have:

- 1 living room with access to a balcony
- 1 open-concept, fully equipped kitchen with a dishwasher, stovetop, range hood, refrigerator with a 3-drawer freezer, and storage space
- 1 bathroom with a shower, sink, toilet, and towel-warming radiator

Additionally:

- 1 Storage room
- 1 Space for a washer and dryer in the basement laundry room

Double-glazed windows, strap-operated shutters

Practical information:

Security deposit: 2 months' rent

The monthly advance payment for rental expenses does not include electricity usage or any internet/TV subscriptions

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

Access:

By car

1.5 km from downtown and Boulevard Royal

4 km from the Cloche d'Or district of Luxembourg City and the Kirchberg district

1 km from the bypass that takes you directly to the highways that connect Germany, France, and Belgium

The airport is 10 kilometers away.

By bus: Bus stops are very close by "Belair, Place de Liège" bus stop: 3-minute walk.

"Merl, Parc" bus stop: 5-minute walk.

This gives you quick access to bus lines 5, 6, 711, and 811

On foot:

The neighborhood has many nearby shops and services, such as supermarkets, pharmacies, and doctors' offices.

Merl Park, a pleasant green space for walks, is a major asset.

Our review:

A wonderful opportunity!

A small, newly renovated condominium in the quiet, residential neighborhood of Luxembourg Merl, close to all amenities and just 2 km from downtown Luxembourg.



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