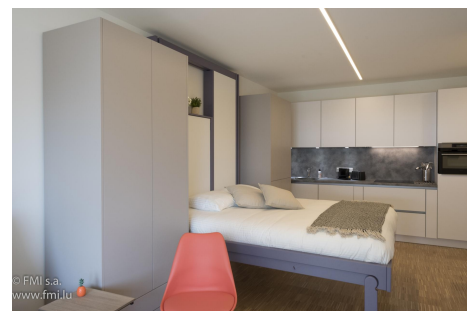


A LOUER



Furnished studio

- Surface : 27.63m²
- Disponibilité : 2026-10-01
- Référence : 2649S_Studio_Gd_West_Bay
- Nombre d'étage(s) : 3
- Etage : 0
- Année de construction : 2018

Thermal insulation class



CO2 emissions



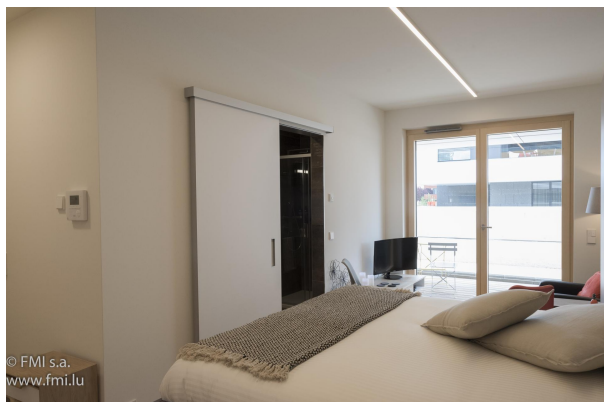
Caractéristiques

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

STRASSEN

Loyer : 1 600 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

APARTMENT FOR RENT IN STRASSEN (5 km from downtown Luxembourg) in the WEST BAY residence. UTILITIES, electricity, Wi-Fi, and TV INCLUDED.

Furnished and fully equipped studio with a terrace located on the ground floor of a building constructed in 2018, on a street parallel to Route d'Arlon.

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

You'll have access to:

- 1 main room with a clever fold-out bed/table system
- 1 open-concept, fully equipped kitchen
- 1 shower room with toilet
- 1 private indoor parking space (for an additional 150 euros/month)
- 1 furnished balcony
- 1 storage room

For your comfort, we've provided:

Bedding and bath linens

Dishes, kitchen utensils, a Nespresso coffee machine, toaster, etc.

Washer and dryer

All utilities are included: water, electricity, heating, Wi-Fi, television, and maintenance of common areas.

You are responsible for rental insurance

Cleaning and bed linen changes can be arranged: Please contact us for rates.

Want to learn more? You'll have access to:

A main room featuring:

A relaxation area equipped with: a recliner, a TV stand with a curved-screen TV, a mood lamp, and storage with shelves and a hanging rod.

A dining area that converts 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 a 160 x 200 cm bed featuring high-end bedding.

No need to put away your bedding before switching to dining mode, as the bed raises up and remains ready for use.

Bedding is provided (bed set, pillows, and comforter)

An open-concept, fully equipped kitchen featuring:

A dishwasher, a glass-ceramic cooktop, a combination oven/microwave, a sink, a range hood, a refrigerator with a freezer compartment, and ample storage.

A shower room:

Featuring a beautiful walk-in shower, a sink, and a wall-mounted toilet.

A terrace:

A nice bonus that lets you relax on sunny days or in the evenings. It's furnished with a table and two chairs.

Plus:

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

A private washer and dryer are available in the shared laundry room

A portion of the basement

The studio is fully furnished and equipped

The floor of the main room is covered with solid wood parquet

The bathroom is fully tiled

The double French doors leading to the terrace are equipped with electric metal blinds

Practical Information:

Occupancy by a single person

Security deposit: 2 months' rent

Agency commission:

750.00 euros + 17% VAT payable by the tenant and 750.00 euros + 17% VAT payable by the landlord

Location:

By car:

1 km from the A6 highway entrance, which takes you to Belgium, France, and Germany

5 km from downtown Luxembourg

By bus:

The bus stop is 50 meters away.

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

Nearby:

1 km: Belle Etoile shopping center, restaurants, post office, bank, municipal offices, cultural center, hair salons, pharmacy, doctors, parks, ...

Our take:

High-end finishes and furnishings.

Optimized space!

This concept is really great!!! You just show up with your suitcases and you're all set!

No need to worry about bringing your own bed linens or bath towels. Dishes, silverware, and kitchen utensils... everything is provided.

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

Your only expense will be the mandatory rental insurance required in Luxembourg.

No unpleasant surprises at the end of the lease! No bills that arrive late. You'll know right from the start exactly how much your rent will cost.

A superb opportunity!

A true AAA passive house design, fully respectful of nature: heating and hot water provided by geothermal energy and solar panels, natural ventilation with no disruptive noise,...

For more information or to schedule a tour, please feel free to contact your advisor, Ms. FERY, at the FMI s.a. real estate agency 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

STRASSEN

Loyer : 1 600 euros
Charges comprises

A LOUER



FMI

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

<https://www.fmi.lu>

info@fmi.lu