

Renting in Luxembourg



Key facts and trends

Rental housing market overview

Rental market in Luxembourg City

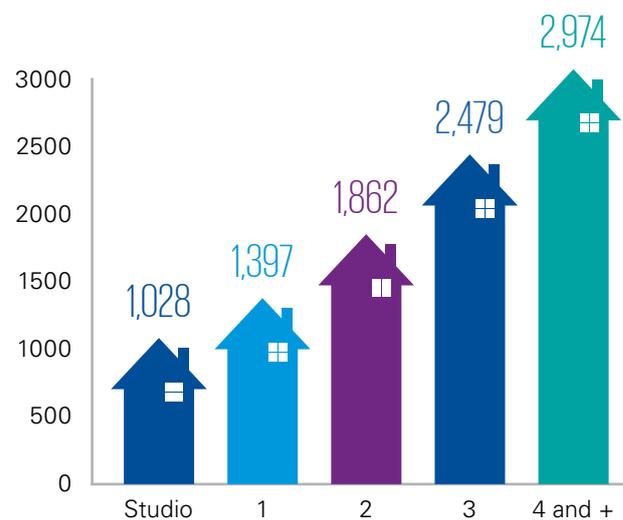
- Around 50% of foreigners prefer to rent.
- Luxembourg City is the most expensive and desired location in the country: in 2017, the average private rental price was €1,657/month for apartments and €3,688/month for houses.
- There is a significant shortage of housing in Luxembourg. This shortage is due to socioeconomic and demographic factors: rising prices, a shortage of new housing, and population growth (immigration).
- Because of the country's size, commuting is rather easy and many people decide to live in neighbouring countries—Belgium, France, or Germany—to avoid high rents.
- Flat-sharing has developed in Luxembourg under the influence of new residents and in response to financial imperatives for young professionals.

Future trends

Rental prices have been soaring for years, and are projected to continue doing so until the housing supply increases. The government has taken measures to promote the construction of affordable housing and to increase the supply of subsidised rental housing.

Average monthly rent (apartments) by size in Luxembourg city

October 2017



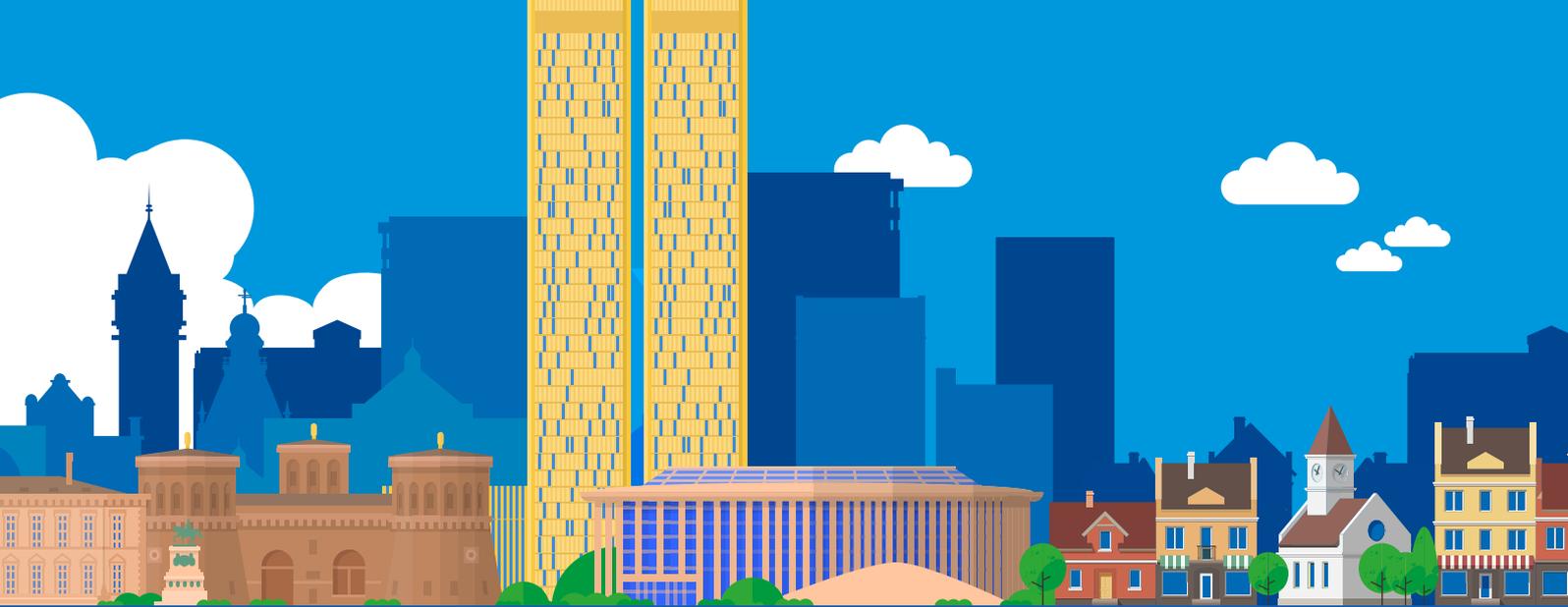
Flat and house rental

Most expensive (€ 25.01/m² and more)

- Ville haute
- Limpertsberg
- Quartier Gare
- Rollingergrund

Most Accessible (less than € 21.50/m²)

- Cessange
- Hamm
- Clausen
- Cents
- Weimerskirch
- Mühlenbach
- Eich
- Beggen



Good-to-know facts on renting

- Demand is high in Luxembourg City.
- Rental properties are typically unfurnished, though sometimes tenants sell appliances and fixtures before moving out. Furnished properties can be rented, though cost more. Rental contracts for unfurnished space normally last for 3 years (6-12 months for a studio), and are renewable every year thereafter. There is a 3-month notice period, which can be shortened if you have to leave for professional reasons.
- Standard requirements often apply such as guarantors, references, agency fees (usually 2-3 months' rent equivalent), 1-3 months' deposit, and sometimes a security deposit (which cannot exceed 3 months' rent equivalent).
- Rental charges are usually included within the rent price, and are adjusted once a year. The tenant pays the expenses of related building/housing services (e.g. tax on household waste, electricity in the common areas, or building maintenance).
- It is mandatory to have rental insurance.
- By law, the landlord is required to give you a copy of the rented property's "energy passport."
- Owners often avoid using "for rent" or "for sale" signs, and estate agencies are often closed on weekends. The expatriate community is strong in Luxembourg, and may have further guidance on finding housing.

Where to live in Luxembourg City

Some popular areas:

Belair – Beautiful and expensive, great location near the city centre.

Beggen – Attractive and affordable, good location behind the business neighbourhood of Kirchberg.

Bonnevoie – Exciting, "up-and-coming" vibe, good location behind the train station, affordable.

Hollerich – Northern half: attractive and moderately expensive, great location near the city centre; southern half (especially towards the east): less attractive in terms of the area.

Limpertsberg – Charming and expensive, great location near the city centre and the business neighbourhood of Kirchberg.

Luxembourg city

