

# Renting in Luxembourg



## Key facts and trends

### Rental housing market overview

#### Rental market in Luxembourg City

- Around 50% of foreigners prefer to rent.
- Luxembourg suffers from a significant housing shortage due to various factors including rising prices, a lack of new housing and population growth through immigration.
- The country's size makes cross-border commuting relatively easy and many people decide to live in neighboring countries — Belgium, France or Germany — to avoid high rents.
- Flat-sharing continues to grow in popularity in Luxembourg, in response to new residents and financial imperatives for young professionals.

#### Future trends

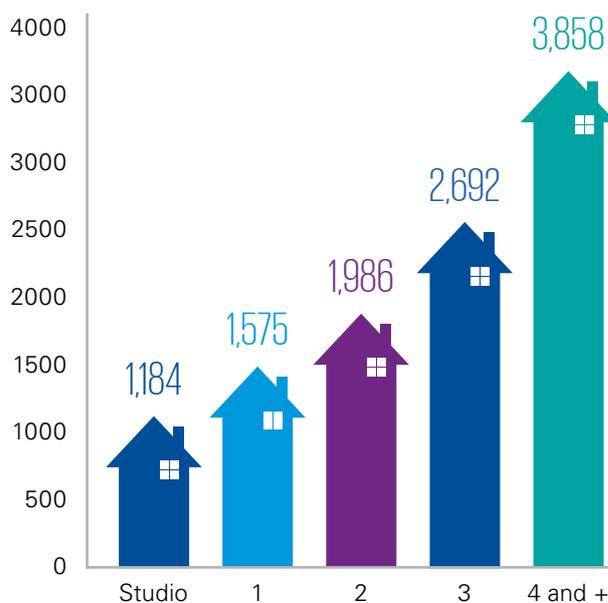
Rental prices have been soaring for years and are expected to continue until the housing supply increases. In response, the government has taken steps to increase the amount of subsidized rental housing.

According to STATEC, Luxembourg will need between 243,000 and 324,000 new single-family apartments before 2060.

The Housing Ministry's 2019 budget has grown to €230.6 million — an increase of 7% compared to 2018 — of which €127.4 million will go towards affordable housing to buy or rent. This is 17% higher than the 2018 annual budget.

### Average monthly rent (apartments) by size in Luxembourg city

October 2019



### Flat and house rental

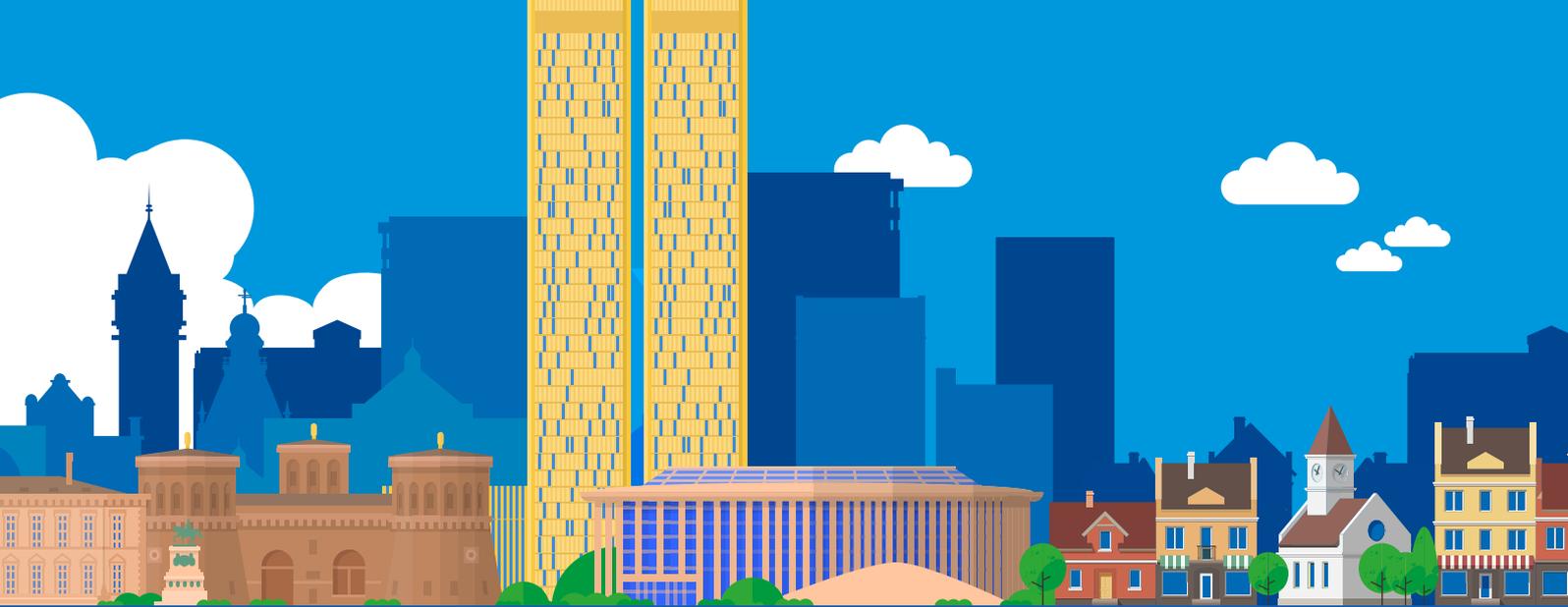
#### Most expensive

- 📍 Pfaffenthal
- 📍 Grund
- 📍 Kirchberg
- 📍 Limpertsberg
- 📍 Centre ville

#### Most Accessible

- 📍 Kohlenberg
- 📍 Rollingergrund
- 📍 Bonnevoie
- 📍 Beggen

Sources: [www.athome.lu](http://www.athome.lu)



## Renting facts

- Demand is high in Luxembourg City.
- Rental properties are typically unfurnished, though sometimes tenants sell their appliances and fixtures before moving. Furnished properties can be rented, though they cost more. Rental contracts for unfurnished spaces usually last for three years (six to 12 months for a studio) and are renewable every year thereafter. There is a three-month notice period that can be shortened if you must leave for professional reasons.
- Standard requirements can often apply like guarantors, references, agency fees usually equivalent to two to three months' rent, one to three months' deposit, and sometimes a security deposit that cannot exceed the equivalent of three months' rent.
- Rental charges are usually included in the rent price and are adjusted once a year. The tenant pays related building/housing services expenses, e.g. tax on household waste, electricity for the common areas or building maintenance.
- Rental insurance is mandatory.
- By law, the landlord must provide you with a copy of the rented property's "energy passport."
- Owners often eschew "for rent" or "for sale" signs and estate agencies are often closed on weekends. However, newcomers can tap into Luxembourg's numerous expatriate forums and Facebook groups for support in their accommodation search.

## Where to live in Luxembourg City

### Popular areas include:

**Belair** – Beautiful and expensive; conveniently located close to the city center.

**Beggen** – Attractive and affordable; located behind the business neighborhood of Kirchberg.

**Bonnevoie** – Exciting, "up-and-coming" vibe; conveniently located behind the train station; affordable.

**Hollerich** – Northern half: attractive and moderately expensive; located close to the city center — southern half (especially towards the east) is less attractive.

**Limpertsberg** – Charming and expensive; conveniently located between the city center and the business neighborhood of Kirchberg.

**Gasperich** – Rapidly-growing new district with many apartment buildings under completion; boasts the largest shopping center in Luxembourg and the new French school Vauban; located beside the Cloche d'Or business neighborhood and close to highways.

### Luxembourg city

