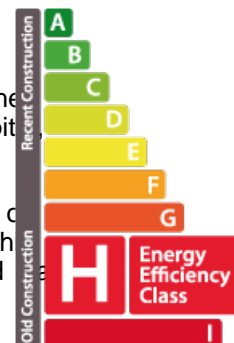


## DESCRIPTION

Prestigious, highly sought-after area. Virtus immobilière is pleased to present this exclusive 72 m<sup>2</sup> apartment on the first floor of a building set on 3.27 ares of flat land. Suitable for both first-time buyers and investors, the apartment is located in the sought-after Belair district, in a quiet, residential street. Just a stone's throw from the Geeseknäppchen Campus: Athénée, Michel Rodange, Aline Mayrich and ISL high schools, crèches, elementary school, music conservatory, as well as the town center, Parc de Merl, local shops and supermarkets, restaurants, hospitals, medical centers, pharmacies, public transport and motorways... This attractive offer is rounded off by a lovely, well-maintained private garden (lot 006) of 1.5 ares, as well as a large private cellar (lot 005) of 8.09 m<sup>2</sup> and the possibility of acquiring an indoor garage (lot 004) of 20.78 m<sup>2</sup> for an additional €100,000. This charming, perfectly laid-out and well-optimized apartment is composed as follows: Entrance hall with c...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 72m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

✓ **Virtus Immo**

📍 **1 rue des lavandes L-8022**  
📞 **621 319 400**  
✉ **maria.junker@virtus-immo.lu**  
🌐 **<http://virtus-immo.lu/en/detail-53>**