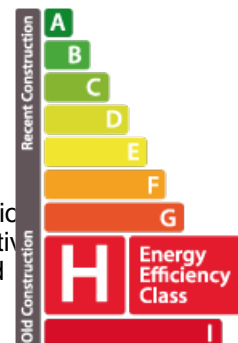


DESCRIPTION

Prestigious, highly sought-after area. Virtus immobilière is pleased to present this exclusive apartment with a total surface area of 54.35m², including 13.70 m² attic space, on the 3rd floor of a building set on a flat plot of 3.27 ares. Suitable for both first-time purchase and investment, the apartment is located in the highly sought-after Belair district, in a quiet, residential street. Just a stone's throw from the Geeseknäppchen Campus: Athénée, Michel Rodange and Aline Mayrich secondary schools, ISL, crèches, elementary school, music conservatory, as well as the town center, Parc de Merl, local shops and supermarkets, restaurants, hospital, medical centers, pharmacies, public transport and motorways... A very large private cellar (lot 003) of 9.12 m² and the possibility of acquiring an interior garage (lot 004) of 20.78m² for an additional €100,000 complete this attractive offer. This charming, perfectly laid-out and well-optimized apartment is composed as follows: Entrance hall with...

ENERGY PASS

Energy class



CHARACTERISTICS

Number of pieces : 2
Nb. chamber (s) : 1
Area : 54.35m²
Nb. of bathrooms : 1
Equipped kitchen : Oui

✓ **Virtus Immo**

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