

for sale residence in luxembourg-muhlenbach



location
luxembourg-muhlenbach

unités
3

surface
101 à 119 m²

from
1.250.000 €

description

The "EM72" residence is ideally located in the heart of the Mühlenbach residential district, just a few steps from the Bambesch forest, which offers health trails and an infinite number of paths for walkers.

This quiet neighborhood, close to Luxembourg city center, boasts local shops, supermarkets, doctors, kindergartens, schools and a bus stop served by various lines.

The residence, with its brick facade and aluminum windows with electric blinds, comprises 3 apartments with 2 bedrooms each, spread over 3 floors.

Particular attention will be paid to the finishing touches, combining warmth

and modernity in each apartment. Parquet flooring will be used in the bedrooms, and a "liquid floor" will be laid in the other rooms. Bathroom furniture will be supplied and manufactured by Modulor menuiserie.

The price includes 3% VAT (subject to acceptance of the file by the registration and estates authorities).

The residence complies with the "low energy" standard, offering the following features:

- energy efficiency class: A
- insulation class: A
- environmental performance class: A

An indoor parking space is available in the residence, at an additional cost of €60,000 excluding VAT.

Agency fees are payable by the seller.

For the valuation and sale/rental of your property, our agency will do its utmost to enhance it and provide you with the services and follow-up you deserve.

Take a look at our other properties at www.property.lu.

We are at your disposal on +352 26 86 13 or by email at info@property.lu, to help you in your search and propose properties suited to your needs.

3 properties available

2 rooms	119 m ²	1.250.000 €
2 rooms	101 m ²	1.250.000 €
2 rooms	103 m ²	1.290.000 €

2 pictures available
with this QR code:

