

for sale building in luxembourg-muhlenbach



**location**  
luxembourg-muhlenbach

**unités**  
1

**surface**  
119 m<sup>2</sup>

**from**  
1.310.000 €

**description**

The 'MILL' residence is ideally located in the heart of the Mühlenbach residential area, just a few steps from the Bambësch forest which offers health trails and countless paths for walkers.

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

The residence, with a brick facade and aluminum windows with electric shutters, includes 3 apartments with 2 bedrooms each, spread over 3 floors.

Special attention will be paid to finishes to combine warmth and modernity

in each apartment. The floors will be parquet for the bedrooms and a 'liquid floor' will be installed in the other rooms. Bathroom furniture will be provided and manufactured by Modulor carpentry.

The indicated price includes VAT at 3%, subject to approval of the file by the registration and domains administration.

The residence complies with the so-called 'low energy' standard offering the following characteristics:

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

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

Agency fees are borne by the seller.

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

Feel free to check our other properties on the website [www.property.lu](http://www.property.lu).

We are at your disposal at +352 26 86 13 or by email at [info@property.lu](mailto:info@property.lu), to assist you in your search and to offer properties suited to your needs.

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**1 property available**

2 rooms

119 m<sup>2</sup>

1.310.000 €

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**5 pictures available  
with this QR code:**



