

for sale apartment in luxembourg-muhlenbach



location
luxembourg-muhlenbach

rooms
2

surface
128 m²

price
1.350.000 €

description

Flat for sale in the "EM72" residence in the heart of the Mühlenbach district, just a stone's throw from the Bambesch forest.

The flat, with 85m² of living space and a 66m² terrace, comprises 2 bedrooms, a bathroom with toilet, a large living room with open-plan fitted kitchen and a loggia.

Particular attention will be paid to the finishes, to bring warmth and modernity to the space, with parquet flooring in the bedrooms and "liquid floor" in the other rooms. The bathroom furniture will be supplied and manufactured by Modulor menuiserie.

The residence, with its brick façade and aluminium windows with electric

blinds, comprises 3 flats on 3 floors.

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

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

The area is quiet and close to Luxembourg city centre, with local shops, supermarkets, doctors, kindergartens, schools and a bus stop served by various lines.

The price quoted includes 3% VAT, subject to acceptance of the application by the Administration de l'Enregistrement et des Domaines.

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

Agency fees are payable by the vendor.

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 support you deserve.

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amenities

living room
hall

bathroom
energy rating : a

7 pictures available
with this QR code:

