

# APARTMENT

## LUXEMBOURG-HOWALD

REF. 9177

1 040 000€

2 bedrooms

1 bathroom

104.43 m<sup>2</sup> surface (m<sup>2</sup>)



Apartment for sale in Luxembourg-Howald - 104.43m<sup>2</sup>

Your Unicorn Real Estate agency is offering this superb 1,124 sq ft apartment for sale, located on the first floor of a small, recently built residence.

The spacious and bright living area opens onto a pleasant 137 sq ft terrace offering unobstructed views of the countryside-a true haven of peace just a stone's throw from the city. The kitchen, already installed, adds a turnkey touch to this practical and elegant property.

The apartment has two beautiful bedrooms, offering comfort and tranquility, ideal for a couple, a family, or a home office space.

Located in a sought-after neighborhood between Cloche d'Or and downtown Luxembourg, this property combines tranquility, accessibility, and quality of life.

Each apartment has a cellar in the basement. It is also possible to purchase an indoor parking space for €60,000.

A new home, ready to move into, perfect for a primary residence or a long-term investment. Please do not hesitate to contact us at +352 26 54 17 17 to arrange a viewing.

VAT at the super-reduced rate of 3% subject to conditions and the agreement of the administration.

### FEATURES

Elevator : oui

Terrace : oui

Reference : 9177

number of rooms : 2

Year of construction : 2024

Cooked : oui

Electric blinds : oui

Terrace area : 12.77 m<sup>2</sup>

Number of pieces : 1

Surface (m<sup>2</sup>) : 104.43 m<sup>2</sup>

Availability : immédiate

Separate kitchen : oui



18, rue du Marché-aux-Herbes  
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Stay : oui

Cellar : oui

Bathroom : 1



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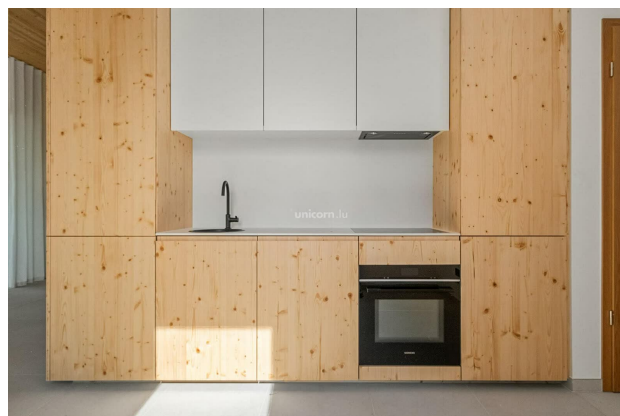
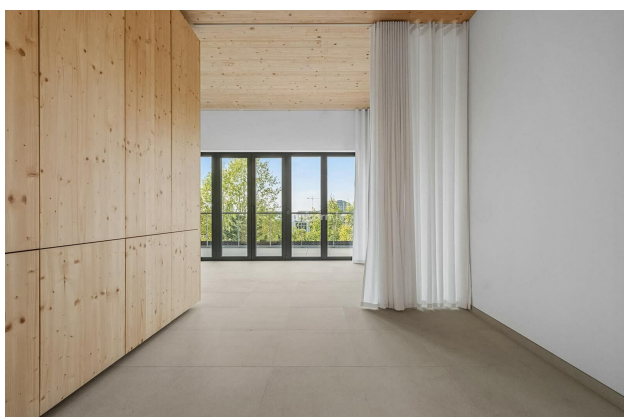
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## PHOTOS



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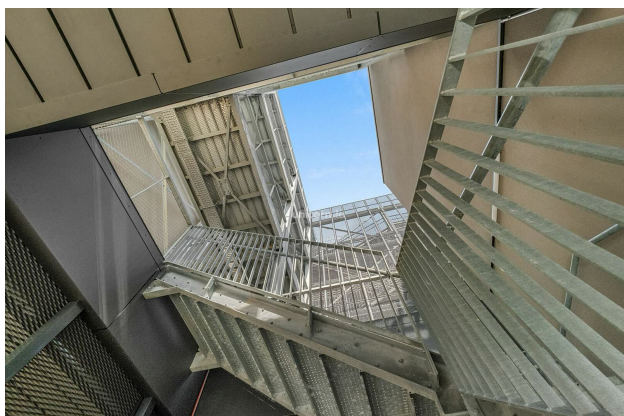
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<https://unicorn.hosting-meta.lu/detail-9177-vente-appartement-luxembourg-howald>



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