

# STUDIO

## ESCH-SUR-ALZETTE

REF. 7040

274 000 €

33.07m<sup>2</sup> Area

Energetic Index A



At the entrance to the Rout Lëns district in Esch-sur-Alzette, your Unicorn estate agency is offering for sale a splendid studio on the first floor of the new Liicht project.

In an environmentally-friendly, car-free living environment, this exceptional property boasts 33.07m<sup>2</sup> of ideally laid-out living space. As you enter this property, you'll be pleasantly surprised by the luminosity it exudes, thanks to large bay windows opening onto a 6.01m<sup>2</sup> loggia facing north-east. It features a living/dining room opening onto the kitchen area, as well as a shower room with toilet.

The studio also comes with a cellar and access to common areas such as a common room, a bicycle shed and the various outdoor spaces with fruit trees in the heart of the block, in addition to the private outdoor space of each apartment.

Rout Lëns is a fast-growing district to the south of Luxembourg City, offering a host of amenities such as schools, nursing homes, the University of Esch-Belval, sports facilities, shops and, by 2031, the Südspidol hospital. Ideally located, this forward-looking district is only a 15-minute walk from Esch train station, and 5 minutes by train from Esch-Belval station. It is 20 km from Luxembourg City and 1 km from Esch-sur-Alzette town hall.

For further information, please contact us on +352 26 54 17 17.

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Computer-generated images are non-contractual.

All our prices are quoted with mixed VAT (3%\* and 16%), including cellar and excluding parking, based on the transitional VAT rate of 16% for 2023. In the event of non-renewal of this rate beyond December 31, 2023, the overall project price will be updated on the basis of the new VAT rate in force, depending on the progress of the project and related invoicing. In such a case, the new VAT rate will be applied to constructions not yet completed. (Subject to administrative approval).

<https://www.loft.lu/en/detail-7040-vente-studio-esch-sur-alzette>

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