

# REAL ESTATE PROJECT MARNACH REF. 7362 H520



Your real estate agency offers you a new, first-class residence for sale, designed for investors looking for a safe bet. Offering an estimated yield in excess of 10.5% over the 2024-2033 period.

Residence H520 is a project launched by FOCH, a development group dedicated to Luxembourg, initiated by the managing shareholders of French developer SEDELKA. Today, it wishes to sell the residence to an intentional investor.

The residence is located in Marnach, a residential, tree-lined town conveniently situated between the dynamic cities of Liège (90km) and Luxembourg (30km).

It comprises 11 apartments on the 1st and 2nd floors, plus 4 shops on the first floor. The apartments range in size from 53m<sup>2</sup> to 114m<sup>2</sup>, and all feature an outdoor area, indoor parking, outdoor parking and a cellar. The shops range in size from 152m<sup>2</sup> to 400m<sup>2</sup>, and include a private cellar and several parking spaces.

The building meets the highest standards of design and energy performance.

#### Key features

- Selling price: €10,600,000 excluding VAT
- Gross rental yield: 4.2% gross
- ROI over the period 2024-2033: 10.5%.

Investing today means securing substantial added value for tomorrow. This residence, located in a dynamic, fast-growing environment, offers you the opportunity to develop a sustainable, profitable asset base. With solid growth forecasts and simplified management, now is the ideal time to realize your real estate ambitions!

<https://www.loft.lu/en/detail-7362-vente-projet-immobilier-marnach>

**loft**.lu

18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

info@loft.lu  
www.loft.lu

T. +352 26 54 17 17  
T. +352 26 53 25 36