

# RESIDENCE LUXEMBOURG-CENTRE

REF. 6673

5 400 000 €

415m<sup>2</sup> Surface (m<sup>2</sup>)



In the popular district of Luxembourg-Kirchberg, your unicorn real estate agency presents you this residence, which can be acquired in one block, newly built and finished.

This 6-unit project has four two-bedroom apartments (between 68 and 70m<sup>2</sup>) as well as two one-bedroom apartments of approximately 52m<sup>2</sup>, with delivery scheduled for early 2024.

The price of this residence amounts to €5,400,000 excluding VAT or €6,000,000 including 17% VAT. The annual rent is estimated at 152 000€, a yield of 2.4%.

In the case of an acquisition before the end of 2022, the price of the construction will be guaranteed without increase.

This residence has an ideal location, close to all amenities and perfectly placed in this constantly evolving neighborhood. Close to the hospital, the Auchan shopping center, the most renowned law firms and large companies such as Amazon or the future headquarters of Arcelor Mital.

Find the details and ads of each apartment [here](#).

Computer generated images are not contractual.

For further information, please contact our agency at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-6673-vente-residence-luxembourg-centre>



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