

# DUPLEX

## ESCH-SUR-ALZETTE

REF. 7079

900 008 €

2 bedrooms

98.08m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



On the Lentille Terre Rouge site in Esch-sur-Alzette, your Unicorn estate agency is offering for sale a beautiful 2-bedroom duplex apartment on the third and fourth floors of the Liicht residence project.

In an environmentally-friendly, car-free living environment, this exceptional property boasts 98.13m<sup>2</sup> of ideally laid-out living space.

As you enter this property, you'll be greeted by an entrance hall leading to the night area. It features 2 bedrooms, one with a dressing room, a bathroom with toilet, separate sanitary facilities and a storage area.

As you discover the living space on the upper level, you'll be pleasantly surprised by the luminosity offered by the 31.49m<sup>2</sup> terrace in the living/sitting room opening onto the kitchen area. This exceptional property also features a 78.17m<sup>2</sup> garden for private use in the communal area.

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

In a rapidly changing district, 20km from Luxembourg City, this apartment is close to numerous amenities, including schools, maisons relais, the University of Esch-Belval, sports facilities, shops and, by 2031, the Südspidol hospital. In terms of mobility, you can reach the Esch train station in just 15 minutes on foot, and the Esch-Belval train station in 5 minutes by train.

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



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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.unicorn.lu/en/detail-7079-vente-duplex-esch-sur-alzette>



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