

APARTMENT

ESCH-SUR-ALZETTE

REF. 7111

993 509 €

3 bedrooms

113m² Surface (m²)

Energetic Index A



On the Lentille Terres-Rouge site in Esch-sur-Alzette, your Unicorn real estate agency offers for sale a beautiful 4-bedroom apartment on the seventh and top floor of the Licht residence project.

In an environmentally-friendly, car-free living environment, this exceptional property boasts 113m² of ideally laid-out living space.

As you enter this property, you'll be pleasantly surprised by the brightness it exudes, thanks to bay windows opening onto a 36m² southwest-facing terrace.

The living room opens onto the kitchen area. The night area, accessible via a night hall, has 3 bedrooms, one of which has an integrated shower room, as well as a bathroom with toilet and separate sanitary facilities.

This apartment comes with a cellar and access to common 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 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



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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-7111-vente-appartement-esch-sur-alzette>



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