

# STUDIO

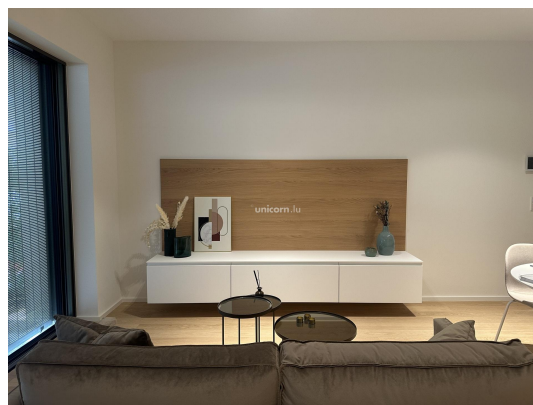
## LUXEMBOURG-BELAIR

REF. 7409

761 024 €

47.05m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your real estate agency is pleased to offer for sale this studio ideally located in Luxembourg-Belair in Residence 5 of the "Domaine Petit Parc" project, at the intersection of Rue Nicolas Petit and Rue Boulevard Napoléon 1er.

Enjoy a haven of peace, in the heart of a green setting close to the city center and its amenities.

This studio features a spacious 33m<sup>2</sup> living room opening onto a terrace with a breathtaking view over the landscaped private park.

The apartment is fully equipped with home automation and features high-quality materials to enhance comfort and quality of life.

Residents will benefit from a range of high-quality services and facilities, including a secure entrance with camera surveillance, a private park landscaped by a renowned architect, walking paths, relaxation areas and a modern fitness pavilion reserved exclusively for co-owners.

The residence's location offers easy access to major roads and public transport. Shops, restaurants, cafés, schools and a hospital add to the convenience of this place to live.

Computer-generated images non-contractual  
Price incl. 3% VAT, subject to approval by the relevant authorities.

For more information or to arrange a viewing, contact our Unicorn real estate agency on +352 26 54 17 17 or by e-mail [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-7409-vente-studio-luxembourg-belair>



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