

# STUDIO

## ESCH-SUR-ALZETTE

REF. 8695

345 000 €

30m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



Ideally located in Esch-sur-Alzette, your Unicorn real estate agency offers for sale this charming 30 m<sup>2</sup> studio apartment in the heart of a dynamic, well-served neighborhood. Perfect for a first purchase or rental investment.

The studio is bright and well laid out, with a bright main room that lets in natural light all day long. Space is optimized with a fully-equipped kitchenette.

The bathroom is modern and functional, with bath, washbasin and WC. The studio has been meticulously finished, with practical storage space to simplify daily life.

This property is very close to shops, restaurants and public transport, making it easy to get around the city and surrounding area. The studio is just a few minutes' walk from the town center and close to the hospital, and is well connected to the main roads, offering quick access to other parts of Esch-sur-Alzette as well as motorway routes.

This property represents an excellent opportunity for a single person or an investor looking for a functional property in a sought-after location.

The property is currently rented.

For further information or to arrange a viewing, please contact us on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-8695-vente-studio-esch-sur-alzette>



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