

# APARTMENT LUXEMBOURG

REF. 8718

445 000 €

1 bedrooms

36.8m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index H



Your Unicorn Real Estate agency offers for sale this 1 bedroom apartment with a living area of 36.80m<sup>2</sup>.

Ideally located in the heart of Luxembourg, on the 5th and top floor of a small 9-unit condominium, this apartment is perfect for rental investment or for a first pied-à-terre in Luxembourg.

Perfectly laid out, this apartment offers a beautiful living room, with a bay window giving access to the terrace overlooking the Rue du Fort Wallis. A small, fully-equipped kitchen is accessible from this living area, ideal for entertaining.

The apartment also features a separate bedroom with built-in storage and access to a second terrace. The shower room with WC continues from this room.

A private cellar completes this offer.

No parking included. Possibility of renting a parking space nearby.

The apartment is currently rented.

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

<https://www.unicorn.lu/en/detail-8718-vente-appartement-luxembourg>



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