

supereal.



Lux-Hollerich

apartment - 1 bedroom

48 m²

527.500 €

For sale by Supereal. Charming one-bedroom duplex with garden views in Hollerich!

Ideally located in the lively Hollerich district, this bright duplex apartment offers ±48 sqm of living space, set at the rear of the building for maximum peace and privacy.

Located on the first floor of a well maintained building hosting only 3 apartments, the lower level features a comfortable living area with an open-plan kitchen, totalling ±23 sqm. Upstairs, the bedroom (±15 sqm) includes an ensuite bathroom with toilet.

With ceiling heights of ±3 m, the apartment feels particularly spacious and airy, enhancing the sense of comfort throughout.

Surrounded by greenery and overlooking a garden, the apartment benefits from a calm and leafy setting just minutes from the city centre.

Additional amenities include a shared laundry room and a private cellar. A garden area is also available and can be used as a parking space, which may be purchased for €22.500.

Its location will be a major asset in many ways. Indeed, the Hollerich neighborhood is undergoing a true upheaval. Nestled in the heart of three major hubs of the city, the City Center, the Gare district, and the Cloche d'Or, Hollerich is taking responsibility and revealing its extraordinary potential by embarking on a true future-oriented transformation.

Fees are paid by the seller. If you need any further information or an estimate of your property, feel free to contact our great team! Supereal. smart real estate services.

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À vendre par Supereal. Charmant duplex une chambre avec vue sur jardin à Hollerich !

Idéalement situé dans le quartier dynamique de Hollerich, ce lumineux duplex offre ±48 m² de surface habitable, à l'arrière de l'immeuble pour un maximum de calme et d'intimité.

Situé au premier étage d'un immeuble bien entretenu comprenant seulement 3 appartements, le niveau inférieur dispose d'un espace de vie confortable avec cuisine ouverte, pour un total de ±23 m². À l'étage, la chambre (±15 m²) comprend une salle de bain attenante avec toilettes.

Avec une hauteur sous plafond de ±3 m, l'appartement bénéficie d'un volume généreux et d'une belle sensation d'espace, accentuant le confort au quotidien.





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smart real estate services

+352 26 26 26 66

hello@supereal.lu

55 rue de la vallée

L-2661 Luxembourg