

*supereal.*





# Hollerich

**apartment – 1 bedroom**

**45 m<sup>2</sup>**

**629.819 €**

*For sale by Supereal. Stunning one-bedroom within the new LARGO project! Only 4 units available!*

*LARGO is the latest jewel in a series of sublime projects developed by BAUERGROUPE and CBA Architects, one of the most successful references in architectural real estate development in Luxembourg. This exceptional creation defies conventions, comprising 20 high-end apartments and one commercial space.*

*The all identical apartments, accessible via a walkway on each floor, are remarkably well-designed and have a floor area of ±45,50 sqm. Most of them will feature a ±2 sqm balcony facing south at the rear of the building. The bright living area and spacious bedroom will be separated by a ±5 sqm shower room with a toilet, designed as a translucent glass cube to allow natural light in. The apartments will come with integrated furniture (this project is truly outstanding because, unlike its counterparts, it will be exactly as shown!), providing optimal storage space and ensuring an optimal comfort to the occupants.*

*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.*

*BAUERGROUPE, a guarantee of quality and success, has a track record of excellence. Its latest project, "Les Charmes," awarded as the "Best Residential Building" at the LuxReal x Paperjam + Delano Real Estate Awards 2023, signifies recognition from the industry's leading professionals for the quality of its projects, their integration into the environment, vision, and unique style.*

*Construction starts in Summer 2024, project completion is scheduled for summer 2026.*

*Indoor parking spaces available for only €50.000. All displayed prices are inclusive 3% VAT and will NOT be subject to indexing. As always with BAUERGROUPE, there are no hidden costs.*

*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.*

*À vendre par Supereal. Sublime appartement une chambre au sein du nouveau projet LARGO ! Plus que 4 unités disponibles !*

*LARGO est le dernier bijou d'une série de sublimes projets développés par BAUERGROUPE et CBA Architectes, une des plus prestigieuse référence en matière de développement architectural. Cette création exceptionnelle qui défie les conventions, sera composée de 20 appartements de haut standing et d'un local commercial.*





















LARGO

LARGO

OGRAL

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**supereal.**

*smart real estate services*

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