

# APARTMENT

## ESCH-SUR-ALZETTE

REF. 7076

425 083 €

1 bedrooms

53.95m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



On the Lentille Terre Rouge site in Esch-sur-Alzette, your Unicorn estate agency offers for sale a beautiful 1-bedroom apartment on the first floor of the new Liicht project.

In an environmentally-friendly, car-free living environment, this exceptional property boasts 53.95m<sup>2</sup> of ideally laid-out living space. As you enter this property, you'll be pleasantly surprised by the brightness it exudes, thanks to large bay windows opening onto a 13.55m<sup>2</sup> loggia facing north-east. The living room opens onto the kitchen area. The night area features a good-sized bedroom and a shower room with toilet.

This apartment comes with a cellar, as well as access to common areas such as a common room, a bicycle shed and the various exteriors with fruit trees in the heart of the block, in addition to the private outdoor space of each apartment.

In a neighborhood undergoing rapid change, located to the south of Luxembourg City and offering numerous amenities such as schools, maisons relais, the University of Esch-Belval, sports facilities, shops and, by 2031, the Südspidol hospital. Ideally located, this forward-looking district is only a 15-minute walk from Esch train station, and 5 minutes by train from Esch-Belval station. It is 20 km from Luxembourg City and 1 km from Esch-sur-Alzette town hall.

For further information, please contact us on +352 26 54 17 17.

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Computer-generated images are non-contractual.

All our prices are quoted with mixed VAT (3%\* and 16%), including cellar and excluding parking, based on the transitional VAT rate of 16% for 2023. In the event of non-renewal of this rate beyond December 31, 2023, the overall project price will be updated on the basis of the new VAT rate in force, depending on the progress of the project and related invoicing. In such a case, the new VAT rate will be applied to constructions not yet completed. (Subject to administrative approval).



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<https://www.unicorn.lu/en/detail-7076-vente-appartement-esch-sur-alzette>



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