

# APARTMENT

## LUXEMBOURG-PULVERMUEHLE

REF. 9073

710 000 €

2 bedrooms

70m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index H



Just a stone's throw from Luxembourg-City, your Unicorn real estate agency offers this apartment-balcony for sale, with a lovely view of the Alzette river and gardens.

Located in Luxembourg-Pulvermühle, in a quiet street on the edge of the forest, in an irresistible, bucolic setting.

With a living area of approx. 70m<sup>2</sup> and a 5m<sup>2</sup> balcony, this property offers stunning views of the surrounding countryside and the Alzette.

The ground floor includes a shared garden to the southwest, a laundry room and a cellar.

The apartment, located on the second floor of a small residence, comprises an entrance hall, a new open-plan fitted kitchen with south-west exposure, 2 good-sized bedrooms, a bathroom and a separate toilet.

The property is just a few minutes from all amenities and 5 minutes from Luxembourg City.

The apartment has no elevator or garage.

The property needs to be refreshed.

For further information or to arrange a viewing, please do not hesitate to contact us on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-9073-vente-appartement-luxembourg-pulvermuehle>



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

T. +352 26 54 17 17  
T. +352 26 53 25 36

info@unicorn.lu  
www.unicorn.lu