# APARTMENT

## LUXEMBOURG-HOWALD

**REF. 9176**

## 650 000 €

51.91m² Surface (m²)



Your Unicorn Real Estate agency is offering this new property for sale. Located on the first floor of a recently completed intimate residence, this 52 m² studio combines modernity and comfort.

The light-filled living room extends onto a lovely 13 m² terrace offering unobstructed views of nature—a true haven of peace just a stone's throw from the city. The kitchen, already installed, adds a turnkey touch to this practical and elegant property.

Its location is a major asset: between Cloche d'Or and Luxembourg city center, the apartment enjoys a quiet setting while remaining perfectly connected to amenities and main roads.

A rare property on the market, ideal for a first purchase or a quality investment.

Each apartment has a cellar in the basement. It is also possible to purchase an indoor parking space for €60,000.

VAT at the super-reduced rate of 3% subject to conditions and the agreement of the administration.

For more 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-9176-vente-appartement-luxembourg-howald

unicorn

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