



## DESCRIPTION

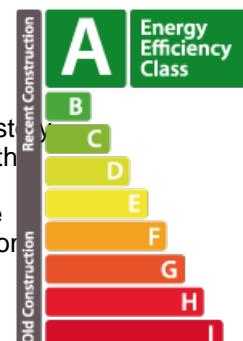
NEW PROJECT IN KEISPELT!! We are proud to present the brand new VILLA VERDE residential project in Keispelt. The VILLA VERDE project will offer its residents a peaceful, rural setting with easy access to the towns of Mersch, Mamer, and Luxembourg City. Unit B.02: NEW 3 (or 4) bedroom duplex penthouse of 130.52 m<sup>2</sup> on the 2nd and 1st floors with a 26.84 m<sup>2</sup> terrace. Energy rating A/A/A ?? or A/B/A, underfloor heating, and triple glazing for unparalleled comfort. The VILLA VERDE residential project consists of two adjoining four-story buildings. The apartment features a large southwest-facing terrace overlooking the fields and the "Groussbësch" forest in Kehlen. Layout: On the 2nd floor: • Living room with open-plan kitchen (61.12 m<sup>2</sup>) • Separate WC • Storage room • Terrace (26.84 m<sup>2</sup>) On the 1st floor: • Bedroom (12.17 m<sup>2</sup>) • Bedroom (10.31 m<sup>2</sup>) • Bedroom (10.71 m<sup>2</sup>) • Bathroom with WC (4.90 m<sup>2</sup>) • Storage room (3.42 m<sup>2</sup>) The 1st floor can accommodate a 4th bedroom! In the basement: 1 cellar, 8.31 m<sup>2</sup> The project will ...

## CHARACTERISTICS

Number of pieces : 7  
Nb. chamber (s) : 4  
Area : 161.81m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### CO2 emissions Class



### Real immo

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