



## DESCRIPTION

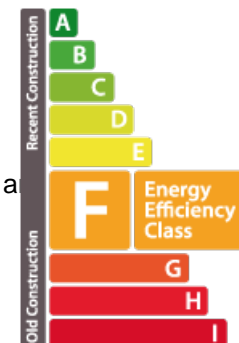
In a well-maintained building, REAL IMMO offers for sale this one-bedroom apartment on the 2nd floor, with parking, a cellar, and an elevator. The apartment is located just a stone's throw from the central train station, close to major highways, the Cloche d'Or district, and the city center. Shops, restaurants, daycare centers, and schools are within minutes. With a living area of 62 m<sup>2</sup>, this apartment, NOT overlooked, is composed as follows:

- Entrance hall (with shoe storage)
- Living room with a fully equipped kitchen (dishwasher, oven, microwave, washing machine, etc.)
- Bathroom with toilet and walk-in shower
- Bedroom with dressing room
- Cellar
- Parking lift

The apartment and parking lift are currently rented and generate a very attractive return. Price: EUR 720,000 Under furnished rental agreement until August 31, 2025. Possibility to purchase the furniture. Please make an offer.

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 1  
Area : 62m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

### Thermal insulation class

**F**

### CO2 emissions Class

**F**

✓ Real immo

📍 4 rue Michel Rodange L-2430  
☎ +352 691 50 20 20  
✉ info@real-immo.lu  
🌐 <https://www.real-immo.lu/en/detail-429>