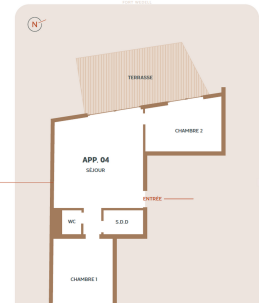




ETAGE 1  
**APPARTEMENT 4**

SURFACE UTILIS.	CHAMBRES	SALE DE BAIN
<b>69,4m<sup>2</sup></b>	<b>2</b>	<b>1</b>
Sqm..... 32,3m <sup>2</sup>		
Chambre 1..... 17,3m <sup>2</sup>		
Chambre 2..... 13,5m <sup>2</sup>		
Salon de bain..... 3,3m <sup>2</sup>		
WC..... 1,5m <sup>2</sup>		
Terrasse..... 20,9m <sup>2</sup>		



## DESCRIPTION

New A+/A/A Residence FORT WEDELL in Luxembourg-Hollerich DELIVERY: SUMMER 2026! Apartment 4: Two-bedroom apartment on the 1st floor with a 20.9 sqm terrace. It features a shower room and a separate WC. With a usable surface area of 69.40 sqm, it is composed as follows: Living room: ..... 32.3 sqm Bedroom 1: ..... 17.3 sqm Bedroom 2: ..... 13.5 sqm Bathroom: ..... 3.3 sqm WC: ..... 1.5 sqm Terrace: ..... 20.9 sqm A cellar is included. Optional parking available (prices excl. VAT): Car lift space: €50,000 Indoor space: €75,000 Information: info@real-immo.lu or +352 691 50 20 20 The residence, located at 22 rue Fort Wedell, in immediate proximity to Luxembourg Central Station and the city center, benefits from easy access to major roads. The building, designed with an A+ energy rating and low energy consumption, offers a total of 12 apartments, 5 studios, and 2 penthouses spread over 7 levels (two shared basements, ground floor, and floors 1 to ...

## ENERGY PASS

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 2  
Area : 78.06m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

✓ Real immo

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