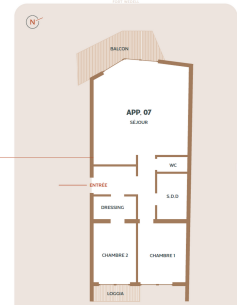




ETAGE 3  
**APPARTEMENT 7**

SURFACE VITE: **80m<sup>2</sup>** CHAMBRES: **2** SALLES DE BAIN: **1**

- Salon: ..... 35.0m<sup>2</sup>
- Salon: ..... 35.0m<sup>2</sup>
- Chambre 1: ..... 11.3m<sup>2</sup>
- Chambre 2: ..... 11.3m<sup>2</sup>
- Entrée: ..... 9.5m<sup>2</sup>
- Sal. de Bain: ..... 4.9m<sup>2</sup>
- WC: ..... 1.5m<sup>2</sup>
- Baign: ..... 4.9m<sup>2</sup>
- Loggia: ..... 2.5m<sup>2</sup>



**DESCRIPTION**

New A+/A/A Residence FORT WEDELL in Luxembourg-Hollerich DELIVERY: SUMMER 2026! Apartment 7: Two-bedroom apartment on the 3rd floor with an 8.1 sqm balcony and a loggia. It features a shower room and a separate WC. With a usable surface area of 80 sqm, it is composed as follows: Entrance: ..... 9.5 sqm Living room: ..... 35.0 sqm Bedroom 1: ..... 11.3 sqm Bedroom 2: ..... 11 sqm Dressing room: ..... 3.9 sqm Bathroom: ..... 4.9 sqm WC: ..... 1.5 sqm Balcony: ..... 8.1 sqm Loggia: ..... 2.5 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...

**ENERGY PASS**

**CHARACTERISTICS**

- Number of pieces : -
- Nb. chamber (s) : 2
- Area : 86.13m<sup>2</sup>
- Nb. of bathrooms : -
- Equipped kitchen : Non

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