

Dudelange

## 2 bedroom apartment in a new residence in the centre of Dudelange

Property ID: LU211953495\_1



PURCHASE PRICE: 858.000 EUR • LIVING SPACE: ca. 111,27 m<sup>2</sup>

Property ID: LU211953495\_1 - L-3509 Dudelange

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## At a glance

Property ID	LU211953495_1	Purchase Price	858.000 EUR
Living Space	ca. 111,27 m²	Total Space	ca. 115 m²
Floor	1	Equipment	Terrace, Guest WC
Bedrooms	2		
Bathrooms	1		
Year of construction	2024		
Type of parking	1 x Underground car park, 38000 EUR (Sale)		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	B
Energy Source	Gas		
Power Source	Gas	Year of construction according to energy certificate	2023
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property





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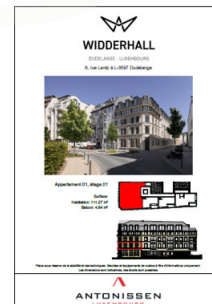
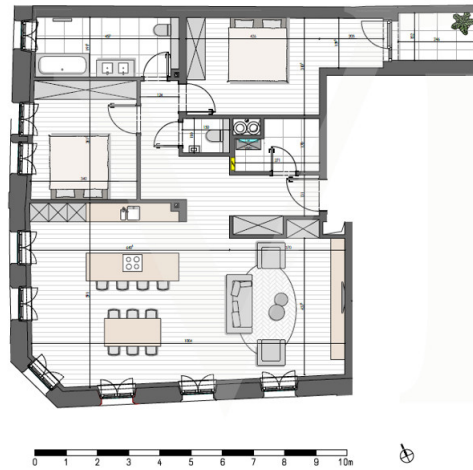
## The property





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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

It is in the centre of the city of Dudelange that the Luxembourg promoter of Belgian origin "Antonissen" decided to carry out this project of construction and restoration of a partially protected building (front façade).

Formerly a hotel and a restaurant, this historic building will now house 10 luxury apartments and a commercial ground floor (offices).

Combining the charm of the original building as well as the modernity of today's technology, this residence will have the main advantage of offering a unique living space to its residents.

Its central location, within a town rich in infrastructure, will be even more practical for all your trips. The city centre is 200 m away and the train station is 500 m from the residence.

Apartment 1.01, on the 1st floor of the residence, is made of an entrance hall with separate toilet, a large living room with open kitchen, a storage room, 2 bedrooms, a bathroom and a terrace.

The energy class B/B/B results from maintaining the original facade of the building. The apartments will nevertheless be equipped with modern technical elements present in all new constructions such as triple glazing frames with electric shutters, floor heating, CMV, etc.

The prices are understood to include the super-reduced housing VAT rate of 3% within the limit of the maximum amount available and subject to the acceptance of the purchaser's file by the administration.

It is possible to acquire an indoor parking space at the price of 38,000 € excluding VAT.

For more information or an appointment in an agency, please contact your Von Poll Real Estate Luxembourg agency on +352 26 47 98 or [luxembourg@von-poll.com](mailto:luxembourg@von-poll.com)

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## All about the location

The "Widderhall" residence project is located in the center of Dudelange, close to all the amenities offered locally.

Located in the far south of the Grand Duchy of Luxembourg, barely 20 km from the capital, the municipality of Dudelange is today the fourth most populated municipality in the country as well as the fourth largest in terms of area. Dudelange has enjoyed city status since 1907 and offers its inhabitants a high quality living environment thanks to the proximity of many green spaces, but also to the presence in the city center of multiple sports facilities, shops, restaurants, bar etc

Access to the A3 and A13 motorways is 2.5 km from the center of Dudelange, so you can quickly reach the cities of Esch-sur-Alzette and Luxembourg by car. The city's train station is located just 500 m from the residence.

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## Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications.

The notary fees and registration fees/stamp duties at the land register, and any VAT are borne by the buyer.

The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.



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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Limpertsberg

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6, avenue Pasteur, L-2310 Luxembourg

Tel.: +352 26 47 98

E-Mail: [limpertsberg@von-poll.com](mailto:limpertsberg@von-poll.com)

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