

Dudelange

## New 2-bedroom duplex in a character residence in the center of Dudelange

Property ID: LU211953495\_4



PURCHASE PRICE: 735.000 EUR • LIVING SPACE: ca. 85,38 m<sup>2</sup>

Property ID: LU211953495\_4 - L-3509 Dudelange

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Other information
- Contact partner

Property ID: LU211953495\_4 - L-3509 Dudelange

## At a glance

Property ID	LU211953495_4
Living Space	ca. 85,38 m <sup>2</sup>
Floor	1
Bedrooms	2
Bathrooms	1
Year of construction	2024

Purchase Price	735.000 EUR
Total Space	ca. 101 m <sup>2</sup>
Condition of property	First occupancy
Equipment	Terrace, Guest WC

Property ID: LU211953495\_4 - L-3509 Dudelange

## 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.		

Property ID: LU211953495\_4 - L-3509 Dudelange

## The property





Property ID: LU211953495\_4 - L-3509 Dudelange

## The property



Property ID: LU211953495\_4 - L-3509 Dudelange

## The property





Property ID: LU211953495\_4 - L-3509 Dudelange

## The property





Property ID: LU211953495\_4 - L-3509 Dudelange

## The property



Property ID: LU211953495\_4 - L-3509 Dudelange

## 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.

**Property ID: LU211953495\_4 - L-3509 Dudelange**

## A first impression

It is in the center 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.

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 the current equipment, this residence will have the main advantage of offering a unique living space to its residents.

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

Duplex 104, located on the 1st and 2nd floor, consists of a large living room on the lower floor, a guest toilet, an open kitchen, a balcony and a terrace. The upper floor is intended for the sleeping area with a large hall with windows that can be used as a dressing room or office, a bathroom and 2 bedrooms each with their own balcony.

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

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)

Property ID: LU211953495\_4 - L-3509 Dudelange

## 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.



Property ID: LU211953495\_4 - L-3509 Dudelange

## 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.

Property ID: LU211953495\_4 - L-3509 Dudelange

## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Limpertsberg

---

6, avenue Pasteur, L-2310 Luxembourg

Tel.: +352 26 47 98

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

*To the Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)