

Luxembourg-Hollerich

# 1 bedroom apartment with emphyteutic lease for sale

Property ID: LU241953673



**PURCHASE PRICE: 470.000 EUR • LIVING SPACE: ca. 61 m<sup>2</sup> • ROOMS: 1**

**Property ID: LU241953673 - L-1277 Luxembourg-Hollerich**

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Property ID: LU241953673 - L-1277 Luxembourg-Hollerich

## At a glance

|                      |                              |                |  |
|----------------------|------------------------------|----------------|--|
| Property ID          | LU241953673                  | Purchase Price | 470.000 EUR                              |
| Living Space         | ca. 61 m <sup>2</sup>        | Equipment      | Garden / shared use,<br>Built-in kitchen |
| Rooms                | 1                            |                |  |
| Bathrooms            | 1                            |                |  |
| Year of construction | 1998                         |                |  |
| Type of parking      | 1 x Outdoor parking<br>space |                |  |

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## Energy Data

|                    |   |                         |   |
|--------------------|---|-------------------------|---|
| Type of heating    | Central heating   | Energy efficiency class | E |
| Power Source       | Gas   |                         |   |
| 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



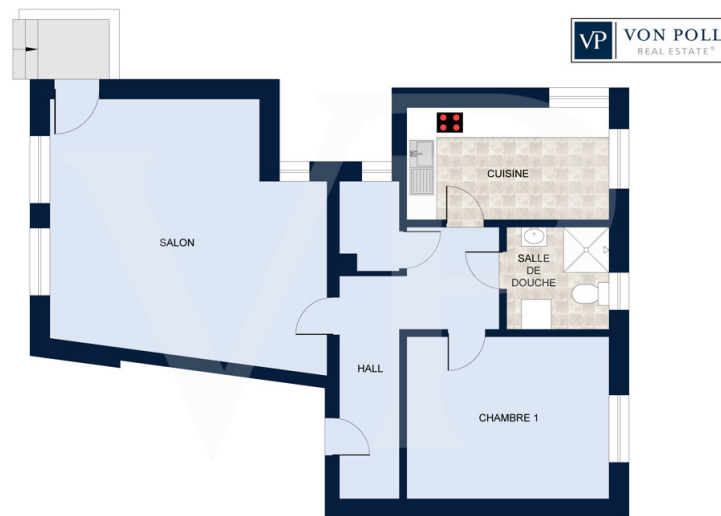
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## The property



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## Floor plans



Les plans sont fournis à titre d'information et ne sont pas contractuels

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**

**One bedroom apartment under emphyteutic lease, on the ground floor of a two-family building. The neighborhood is quiet, close to a park.**

**Ideal for investor.**

**The emphyteutic lease is valid until 2094.**

**The apartment consists of an entrance leading to a bright living room, a bedroom opening onto the garden, a shower room with WC, an equipped kitchen.**

**A storage room, a cellar and an outdoor parking space complete this property.**

**The property requires renovations.**

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## **All about the location**

**The apartment is located in a quiet and residential area of Gasperich. The residence enjoys an ideal location: 6 minutes by transport from Luxembourg Station, 15 minutes from Boulevard Royal and 20 minutes from the Cloche d'Or.**

**The apartment is close to all the attractive and dynamic centers of Luxembourg City, but also close to major roads.**

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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 in the land register 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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