

2.6

**47,96 m<sup>2</sup>\***

STUDIO  
ETAGE 02

SEJOUR - CUISINE	36,67 m <sup>2</sup>
SALLE DE DOUCHE	4,43 m <sup>2</sup>
TERRASSE	1,83 m <sup>2</sup>

Facade Nord

ECH 1/500 | 1 m | 2 m | 3 m | 4 m | 5 m

\* Sans les surfaces communes sur ce document sans données à titre indicatif et sans être contractuel.  
Les surfaces sont des superficies nettes (hors murs, portes, fenêtres, etc.) et ne comprennent pas les surfaces de circulation.  
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SOUTH VILLAGE  
HOWALD CITY



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers you in collaboration with CAPELLI SA the extraordinary and unique project SOUTH VILLAGE in Howald. The key elements of this project are proximity and mobility. Designed with high-standing housing, with an exclusive appeal. The concept is LIVING, SHOPPING, DINNING, WORKING, MOVING. The Howald district is undergoing a metamorphosis and will become the new mixed residential business district, situated between the station area of Luxembourg City and the new business district of the Golden Bell/Gasperich. This area will be connected by the new streetcar route from Findel airport via Kirchberg, city center, train station, Howald and the terminus "cloche d'or" (in the future the streetcar route will continue to Esch-sur-Alzette/Belval). The project is located on the former commercial complex "Howald Retail Park". HD33 offers you this studio in Lot 1 2.6 of 47,96m<sup>2</sup> on the 2nd floor, with a terrace in northern exposure. The sale price is based on the super-reduced rate o...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 47.96m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

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📞 284 825 086

✉ contact@hd33.lu

🌐 <https://www.hd33.lu/en/detail-362>

## ENERGY PASS

### Energy performance



### Thermal insulation

**A**