

7.6

**137,98 m<sup>2</sup>\***

APPARTEMENT 3 CHAMBRES  
ÉTAGE 07

CHAMBRE 1 / 25,28 m <sup>2</sup>	CHAMBRE 3 / 13,83 m <sup>2</sup>
CHAMBRE 2 / 13,28 m <sup>2</sup>	
SÉJOUR - CUISINE	50,17 m <sup>2</sup>
SALLE DE BAINS	8,14 m <sup>2</sup>
SALLE DE DOUCHE	3,74 m <sup>2</sup>
TERRASSE	216,45 m <sup>2</sup>

\* Sur la base des données communiquées sur ce document, sans garantie de leur exactitude et sans aucune responsabilité. Les informations sont des approximations et peuvent différer des données officielles. Les surfaces sont en m<sup>2</sup>. Les données sur les plans ne sont pas représentatives de la réalité. Chaque mesure est en respect de la réglementation en vigueur. Les plans ne sont pas destinés à être utilisés sans la supervision de professionnels.



## 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 three-bedroom apartment in Lot 1 7.6 of 137,98m<sup>2</sup> on the 7th floor, with a terrace and private garden in west-north-east exposure. The sal...

## SPECIFICATIONS

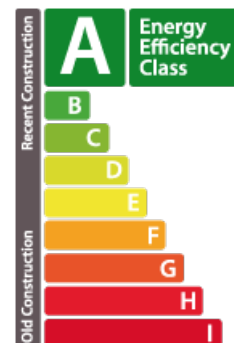
Number of pieces : -  
Nb. of bedroom(s) : 3  
Area : 137.98m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

53, Boulevard Royal - 2nd Floor 2449  
 284 825 086  
[contact@hd33.lu](mailto:contact@hd33.lu)  
<https://www.hd33.lu/en/detail-432>

## ENERGY PASS

### Energy performance



### Thermal insulation

