

8.3

**81,51m<sup>2\*</sup>**  
APARTEMENT 2 CHAMBRES  
ETAGE 08

CHAMBRE 1	10,36 m <sup>2</sup>
CHAMBRE 2	10,93 m <sup>2</sup>
SÉJOUR - CUISINE	42,44 m <sup>2</sup>
SALLE DE BAINS	5,48 m <sup>2</sup>
TERRASSE	11,97 m <sup>2</sup>

\* Sur les surfaces communes sur ce document sont demandés à être déduits et sont donc constructibles.  
 Les surfaces sont des surfaces brutes et peuvent différer pour certains des surfaces cadastrales  
 qui incluent également les surfaces des locaux adjacents des bâtiments voisins (garage, parking, etc.)  
 Les mesures des appartements (plancher, plafond, etc.) sont indiquées et sont donc  
 non-primeables.

SOUTH VILLAGE  
HOWALD CITY

ECH 1/100' | 1m | 2m | 3m | 4m | 5m

Mars 2022



## 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 2 bedroom apartment in Lot 1 8.3 of 81,51m<sup>2</sup> on the 8th floor, with a terrace in south-east exposure. The sale price is based on the super...

## SPECIFICATIONS

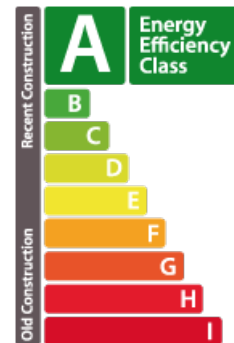
Number of pieces : -  
 Nb. of bedroom(s) : 2  
 Area : 81.51m<sup>2</sup>  
 Number of bathrooms : 1  
 Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

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## ENERGY PASS

### Energy performance



### Thermal insulation

