

## DESCRIPTION OF THE PROPERTY

HD33 Real Estate, in collaboration with CAPELLI SA, offers you the extraordinary and unique SOUTH VILLAGE project in Howald, Luxembourg. The key elements of this project are proximity and mobility. High-standing homes with exclusive appeal. The concept is LIVING, SHOPPING, DINNING, WORKING, MOVING. The Howald district is undergoing a major metamorphosis and will become the new mixed residential business district, located between the Luxembourg-City station area and the new Cloche d'Or/Gasperich business district. This district will be linked by the new streetcar route from Findel airport, via Kirchberg, downtown, the station, Howald and the Cloche d'Or terminus (in future, the streetcar route will continue as far as Esch-sur-Alzette/Belval). The project is located on the former "Howald Retail Park" shopping complex. HD33 offers this 46.30m<sup>2</sup> studio in Lot 1 2.10 on the 2nd floor, with a west-facing terrace. The sale price is based on the super-reduced 3%\* VAT rate and includes a cellar. The in...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 46.3m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

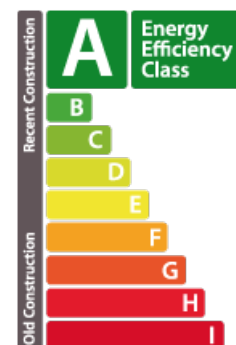
📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **<https://www.hd33.lu/en/detail-669>**

## ENERGY PASS

### Energy performance



### Thermal insulation

**A**

### CO2 emissions

**A**