



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate is offering for sale a one-bedroom apartment in the recently completed MEDIABAY-Kirchberg project. The apartment is located in the "Magellan" residence and has a living area of around 40 square meters, on the second floor facing south, with a perfectly unobstructed view. The property comprises and is distributed as follows; -An entrance hall with an integrated checkroom and access to a separate toilet. A bright living room with large windows, including an open-plan kitchen and access to a loggia of around three square meters. The fully-equipped kitchen includes a dishwasher, 4-burner hob with extractor hood, oven, sink, fridge with freezer compartment and various storage units. -These rooms have tiled floors. -The bedroom has approx. 11 square meters of living space, including access to the loggia. The bedroom floor is in solid wood. The bedroom also includes a shower room with an Italian-style shower, undermount sink and mirror. The residence benefits from a permanent...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 1  
Area : 41m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Oui

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

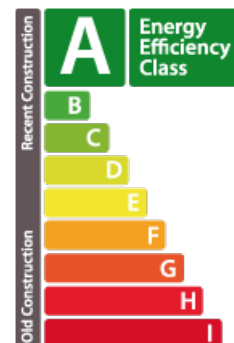
📞 284 825 086

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🌐 <https://www.hd33.lu/en/detail-728>

## ENERGY PASS

### Energy performance



### Thermal insulation

**A**

### CO2 emissions

**A**