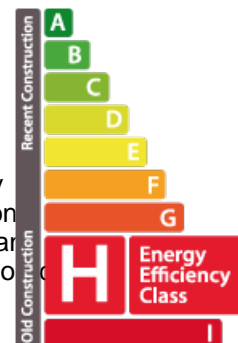


## DESCRIPTION

Prestigious, highly sought-after area. Virtus immobilière is pleased to present this exclusive 80m² apartment on the second floor of a building set on 3.27 ares of flat land. Suitable for both first-time buyers and investors, the apartment is located in the highly sought-after Belair district, in a quiet, residential street. Just a stone's throw from the Geeseknappchen Campus: Athénée, Michel Rodange and Aline Mayrich secondary schools, ISL, crèches, elementary school, music conservatory, as well as the town center, Parc de Merl, local shops and supermarkets, restaurants, hospital, medical centers, pharmacies, public transport and motorways... A large private cellar (lot 001) measuring 7.30 m² and the possibility of purchasing an indoor garage (lot 004) measuring 20.78 m² for an additional €100,000 complete this attractive offer. This charming, perfectly laid-out and well-optimized apartment is composed as follows: Entrance hall with cupboard (checkroom) two large bedrooms (one with a 3.34 m...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 2  
Area : 80m²  
Nb. of bathrooms : 1  
Equipped kitchen : Non

✓ **Virtus Immo**

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