



**Apartment**  
110m<sup>2</sup> 2 Bedroom(s)  
Luxembourg-Belair

**2 600€**  
**Monthly charges : 250€**



Magnificent 110 m<sup>2</sup> apartment facing Parc de Merl\*. Discover this spacious 110 m<sup>2</sup> apartment, ideally located on the 2<sup>nd</sup> floor\*\* of a quiet, well-maintained residence, offering a pleasant, leafy living environment, facing the splendid \*\*Parc de Merl\*\*. Main features: - Welcoming entrance hall, offering a beautiful space for fluid circulation. - Modern, functional fitted kitchen, ready to meet your culinary needs. - 2 bright bedrooms, ideal for comfort and privacy. - Well-appointed bathroom, for a pleasant daily routine. - Separate toilet for added convenience. - Private balcony, perfect for relaxing or dining al fresco. - Shared laundry room for convenient use. - Private cellar\*\*, ideal for extra storage. \*\*Highlights : - Exceptional location, facing the \*\*Parc de Merl\*\*, offering stunning views and direct access to green spaces. - Close to shops, public transport, schools and amenities. - Available from 01/01/2025. Don't miss this opportunity to live in an environment that c...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 2  
Area : 110m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

 **Immoneuf**

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 **<https://www.immoneuf.lu/detail-2233022>**