



**Studio**  
54m<sup>2</sup>  
Luxembourg-Centre

**800 000€**

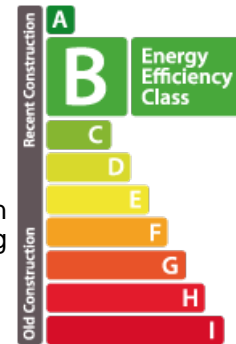


## DESCRIPTION

We are pleased to present this exceptional property for sale. Located in the heart of the city and just a few steps from the Place d'Armes, this prestigious 54 m<sup>2</sup> studio is fully equipped and ideal for investors, business people or first-time buyers. Occupying the 4th floor of the ROYAL-HAMILIUS residence, this apartment comprises an entrance hall with built-in dressing room, a vast 37 m<sup>2</sup> living room with pull-out bed and plenty of wall storage. The kitchen opens onto the living room and is fully equipped, while the contemporary shower room adds a touch of brightness. The 4.8 m<sup>2</sup> south-east-facing balcony offers unobstructed views of the surrounding area. Among this property's many assets are triple glazing, electric blackout blinds with adjustable slats, and home automation technology. Finished to a very high standard, it offers an exceptional living environment thanks to its location, with direct access to the HAMILIUS streetcar stop and an entrance on the Rue Aldringen side leading to t...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 2  
Nb. chamber (s) : -  
Area : 54m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

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