



**Apartment**  
115m<sup>2</sup> 2 Bedroom(s)  
Luxembourg

**1 250 000€**

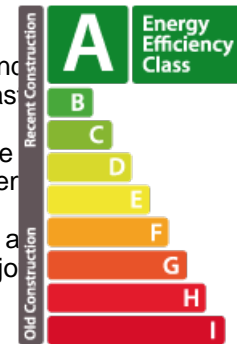


## DESCRIPTION

This modern 115 m<sup>2</sup> apartment is ideally located in Luxembourg's popular Vallée district. Just a few minutes' walk from the nearest streetcar station (line 3) and less than 10 minutes from various stores, supermarkets and cafés, as well as parks such as Parc de la Pétrusse and Parc de Merl. This dynamic, sought-after area is also close to several primary and secondary schools. Built in 2019 and completed in 2020, this property is still covered by the ten-year warranty. It boasts energy class A, guaranteeing low energy consumption and optimal comfort thanks to independent underfloor heating in every room. This property includes a private underground garage, a cellar, and features a top-of-the-range bespoke kitchen offering ample storage capacity and a worktop that stands out for its elegance. The kitchen opens onto a spacious living room bathed in natural light, with an unobstructed view of the Pétrusse gardens, and a balcony where you can enjoy moments of outdoor relaxation. The apartment...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 7  
Nb. chamber (s) : 2  
Area : 115m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

✓ Immoneuf

📍 28, rue des Bains L-1212

📞 26 26 40

✉ immoneuf@pt.lu

🌐 <https://www.immoneuf.lu/detail-2234787>