

5.6

**48,02 m<sup>2</sup>\***

STUDIO  
ETAGE 05

🍳	SÉJOUR - CUISINE	36,67 m <sup>2</sup>
🚿	SALLE DE DOUCHE	4,49 m <sup>2</sup>
🌿	TERRASSE	11,85 m <sup>2</sup>

Facade Nord

ECH 1/100' | 1 m | 2 m | 3 m | 4 m | 5 m

**SOUTH VILLAGE**  
HOWALD CITY

CAPELLI  
Mars 2022

\* Dans les données connues sur ce document sont données à titre indicatif et en base non contractuelle les surfaces nettes des locaux utiles en mètres carrés. Elles ne comprennent pas les surfaces constructives qui entourent les locaux. Les surfaces nettes des locaux utiles sont données à titre indicatif et ne constituent pas une garantie de surface. Les surfaces nettes des locaux utiles sont données à titre indicatif et ne constituent pas une garantie de surface. Les surfaces nettes des locaux utiles sont données à titre indicatif et ne constituent pas une garantie de surface.



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers you in collaboration with CAPELLI SA the extraordinary and unique project SOUTH VILLAGE in Howald. The key elements of this project are proximity and mobility. Designed with high-standing housing, with an exclusive appeal. The concept is LIVING, SHOPPING, DINNING, WORKING, MOVING. The Howald district is undergoing a metamorphosis and will become the new mixed residential business district, situated between the station area of Luxembourg City and the new business district of the Golden Bell/Gasperich. This area will be connected by the new streetcar route from Findel airport via Kirchberg, city center, train station, Howald and the terminus "cloche d'or" (in the future the streetcar route will continue to Esch-sur-Alzette/Belval). The project is located on the former commercial complex "Howald Retail Park". HD33 offers you this studio in Lot 1 5.6 of 48,02m<sup>2</sup> on the 5th floor, with a terrace in northern exposure. The selling price is based on the super-reduced rat...

## SPECIFICATIONS

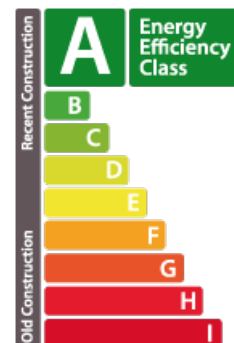
Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 48.02m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

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## ENERGY PASS

### Energy performance



### Thermal insulation

**A**