

9.3

**82,32 m<sup>2</sup>\***

APPARTEMENT 2 CHAMBRES  
ETAGE 09

CHAMBRE 1	11,82 m <sup>2</sup>
CHAMBRE 2	10,36 m <sup>2</sup>
SÉJOUR - CUISINE	42,17 m <sup>2</sup>
SALLE DE BAINS	5,48 m <sup>2</sup>
TERRASSE	11,97 m <sup>2</sup>

FAÇADE EST

Plan des Solles

ECH 1/200'

1 m 2 m 3 m 4 m 5 m

CAPELLI

Mars 2023

\* Tous les éléments contenus sur ce document sont destinés à être utilisés en tant que renseignements. Les surfaces sont des surfaces brutes et peuvent différer par rapport aux surfaces cadastrales officielles pour des raisons techniques. Les dimensions de base de conception de cet appartement sont indiquées dans les documents de base de conception. Les surfaces peuvent varier en fonction des décisions de conception et des modifications de conception. Il n'est pas recommandé de s'appuyer sur ces données sans vérification préalable.

SOUTH VILLAGE  
HOWALD CITY

ECH 1/200'

1 m 2 m 3 m 4 m 5 m

CAPELLI

Mars 2023



## 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 2 bedroom apartment in Lot 1 9.3 of 82,32m<sup>2</sup> on the 9th floor, with a terrace in east-south-east exposure. The selling price is based on t...

## SPECIFICATIONS

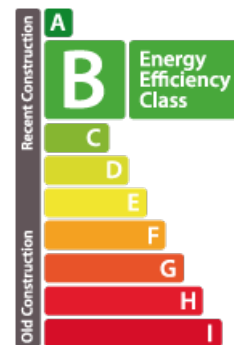
Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 82.32m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449  
📞 284 825 086  
✉ contact@hd33.lu  
🌐 <https://www.hd33.lamano.lu/en/detail-446>

## ENERGY PASS

### Energy performance



### Thermal insulation

