

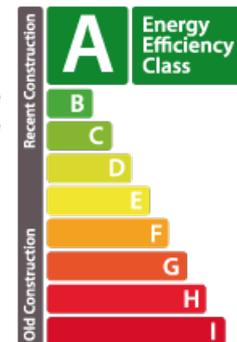


## DESCRIPTION

Located on the 1st floor of a modern residence, this 64.93 m<sup>2</sup> apartment offers comfortable, well-appointed living space with contemporary finishes. Comprising:- Entrance hall with checkroom- Separate WC- Living area with modern fitted kitchen and direct access to a 10.72 m<sup>2</sup> balcony- Practical storeroom, equipped for washing machine and dryer- 1 comfortable bedroom- Shower room Additional benefits :Private cellar in basementOutdoor parking spacePerfect for a single person, couple or investorFor more information or to arrange a viewing, please contact us:info@immowolz.lu(+352) 95 82 59 -1

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 1  
Area : 65m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Oui

### Thermal insulation class

**A**

### ✓ Template

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