



House
327m² 4 Bedroom(s)
Luxembourg-Limpertsberg

1 150 000€



We offer for sale a 156 m² plot in Limpertsberg, one of Luxembourg's most sought-after districts. The existing house is to be demolished, offering great potential for a new residential or investment project. According to the urban planning parameters, it is possible to build a residence consisting of 5 apartments, with an average surface area of around 52 m² per unit. The new building could have a maximum gross floor area of 327 m², on 2.8 levels. The authorized dimensions are approximately 7.5 m to the cornice, with a height of 6 m for the top floor, a depth of 9 m and a width of 13 m. This property enjoys an exceptional location, in the immediate vicinity of Luxembourg city center and just a few minutes from the Kirchberg business district. The residential environment is particularly sought-after, combining architectural charm, green spaces such as the Parc Tony Neuman and excellent educational and cultural facilities. Limpertsberg also boasts ideal public transport links, cycle paths an...

CHARACTERISTICS

Number of pieces : -

Nb. chamber (s) : 4

Area : 327m²

Nb. of bathrooms : 1

Equipped kitchen : Non

✓ Immoneuf

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