



**Apartment**  
92m<sup>2</sup> 3 Bedroom(s)  
Luxembourg-Merl

1 125 000€

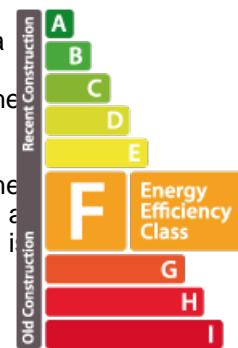


## DESCRIPTION

## ENERGY PASS

For sale - Bright apartment with terrace, parking and cellar - Quartier Merl Located in the sought-after residential district of Merl, in the immediate vicinity of downtown Luxembourg, this  $\pm 92$  m<sup>2</sup> apartment captivates with its brightness, well-thought-out volumes and peaceful ambience. Nestled on the 2<sup>nd</sup> floor of a perfectly maintained residence with elevator, it benefits from triple exposure - North, East and South - which floods the rooms with natural light throughout the day. The living space opens onto a pleasant, walk-through living room, extended by a south-facing terrace, ideal for enjoying moments outdoors. The fully functional open-plan kitchen can be updated to suit the future owner's taste. The apartment has three well-proportioned bedrooms, a shower room with WC, and a separate WC, offering comfort and practicality for everyday use. The property is complemented by a large private cellar, a secure basement parking space accessible via a motorized door, and well-kept communal areas...

### Energy class



## CHARACTERISTICS

Number of pieces : 6

Nb. chamber (s) : 3

Area : 92m<sup>2</sup>

Nb. of bathrooms : 2

Equipped kitchen : Non

### Immoneuf

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