

## DESCRIPTION OF THE PROPERTY

HD33 Real Estate is pleased to present you the following property for sale in Luxembourg-Bonnevoie close to all amenities. The apartment has an area of 57m<sup>2</sup>, located on the 1st floor of a small residence, composed as follows: -An entrance hall, dispatching all the rooms of the apartment. -A large living room, with two windows on the same level, guaranteeing a natural luminosity. -The equipped kitchen is open on the living room -A bedroom with double bed, a large closet, with a sober and refined decoration. The property also includes a terrace of about 20m<sup>2</sup>, facing East-South-East. You will also have at your disposal a shower room and a separate toilet. The property is completed by an interior parking lot of the Parklift type, accessible only for vehicles of the city type. It is possible to purchase some or all of the furniture. The property is currently rented for a short period, for 2,400€/month, which allows you to claim as much as an investor to a rental yield of 3,85% gross. Nearby:...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 1  
Area : 56m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Oui

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

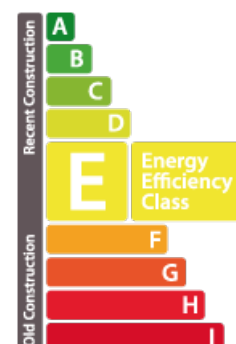
📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **<https://www.hd33.lu/en/detail-625>**

## ENERGY PASS

### Energy performance



### Thermal insulation

**E**

### CO2 emissions

**E**