

## DESCRIPTION

UNICITY LUXEMBOURG: a UNIQUE CONCEPT under the banner of HARMONY Lot 4.2 : STUDIO (4th floor) Living room 24,04m<sup>2</sup> Hallway 7,15m<sup>2</sup> Shower room with WC 5,15m<sup>2</sup> 13,95m<sup>2</sup> terrace Storage room 2,76m<sup>2</sup> Cellar Cadastral surface area: 40,30m<sup>2</sup> Selling price : Price incl. VAT (17%) EUR 700,852 Price incl. VAT (3%): EUR 656,005\*.\*VAT at the super-reduced rate of 3% subject to conditions and administrative approval. The advertised price is a FIXED PRICE: it will not be subject to any price indexation during the entire construction period, until delivery of the project. Possibility of purchasing 1 parking space from EUR 70,655 incl. 17% VAT. Delivery: Q3 2025 Documentation information : REAL IMMO+352 691 50 20 20 info@real-immo.lu REAL IMMO is proud to offer you a unique concept: UNICITY A hybrid of residential, retail and office space, it is located in the heart of Hollerich, a district that is currently undergoing a complete overhaul. Combining architectural and societal innovations for the greater comfort of its ...

## CHARACTERISTICS

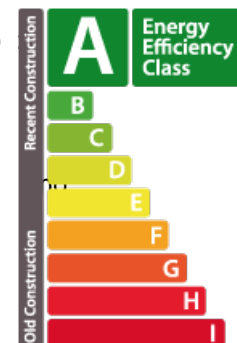
Number of pieces : -  
Nb. chamber (s) : -  
Area : 40.3m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

✓ Real immo

📍 4 rue Michel Rodange L-2430  
☎ +352 691 50 20 20  
✉ info@real-immo.lu  
🌐 <https://www.real-immo.lu/en/detail-391>

## ENERGY PASS

### Energy class



### Thermal insulation class

**A**

### CO2 emissions Class

**A**