

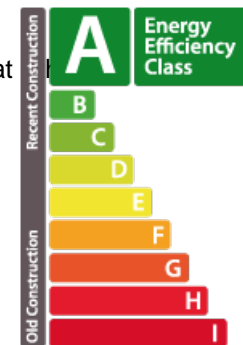


## DESCRIPTION

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 1 indoor parking lot included  
 Cadastral surface area: 40.30m<sup>2</sup>  
 Selling price : Price incl. VAT (17%) : EUR 695.451  
 Price incl. VAT (3%): EUR 655.482\*.  
 \*VAT at super-reduced rate of 3% subject to conditions and administrative approval.  
 The listed price is including 1 indoor parking lot.  
 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.  
 Delivery: Q3 2025  
 Documentation and 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...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

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

### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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