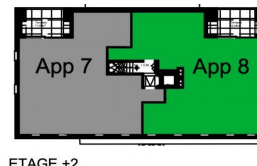


# A VENDRE



ETAGE +2



ETAGE +3 / COMBLES

## Duplex

- Bedroom(s) : 3
- Surface : 155 m<sup>2</sup>
- Availability : 2022
- Reference : 2743671
- Floor : 2
- Year of constr. : 2021

**Price :**  
**1.227.965 euros**

Three-bedroom duplex apartment located on the second and third floor of the Jean-Pierre Beckius Residence, with a 12m<sup>2</sup> terrace

**Surface :**  
**155 m<sup>2</sup>**

Upon entering the apartment on the second floor, the hallway leads:

- a large living room (33.45m<sup>2</sup>) with open plan kitchen plus a storage room
- a terrace
- a separate toilet
- a night hall
- a bedroom of 16.4m<sup>2</sup>

# A VENDRE

- a second bedroom 11m2
- a bathroom with double sink and toilet

Located on the third floor:

- a large bedroom and a bathroom with shower, double sink and toilet

The net living area of the apartment is 100,87m2.

This apartment comes with a cellar (7m2) and a designated space in the laundry room.

Price at 3% VAT is â,- 1.227.965

Price at 17% VAT is â,- 1.277.965

Possibility to acquire a parking space:

- Inside the building at 45.000â,- (VAT 17% included)
- External parking space: 23.500â,- (VAT 17% included)
- Double parking space inside the building: 62.500â,- (VAT 17% included)

Each apartment can be personalized, according to your personal needs, while respecting building permits, technical and architectural feasibility.

For more information, please contact Brigitte Engel on 691 65 35 09 or [info@built.lu](mailto:info@built.lu)