



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate offers this furnished and equipped studio apartment for rent in a luxury residence, offering all the comforts of a new passive house. First occupancy after project delivery. The studio is located on the third floor with elevator, with a living area of 39m<sup>2</sup>, distributed as follows: The living area will feature quality furniture of contemporary design, a two-seater sofa with coffee table, and a dining area with high table and stools. The kitchen is fully equipped with brand-name appliances, microwave oven, four-burner induction hob with extractor hood and fridge with freezer compartment. You'll have everything you need, such as crockery and kitchen utensils, at your disposal. The large triple-glazed French windows with Venetian-style electric shutters keep the living room bright and airy. The sleeping area features a double bed with a quality mattress, a study area and a dressing room. The shower room is equipped with a shower, vanity-mounted washbasin, mirror with integr...

## SPECIFICATIONS

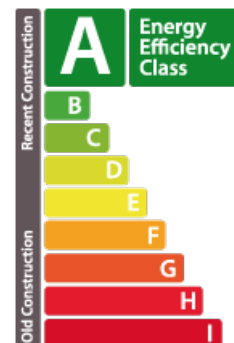
Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 39m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Oui

✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-823>**

## ENERGY PASS

### Energy performance



### Thermal insulation

**A**

### CO2 emissions

**B**