

Holzem

# Duplex in two-family house with private garden

Property ID: LU221953586



PURCHASE PRICE: 945.195 EUR • LIVING SPACE: ca. 118 m<sup>2</sup> • LAND AREA: 119 m<sup>2</sup>

Property ID: LU221953586 - L-8279 Holzem

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## At a glance

|                      |                        |                       |  |
|----------------------|------------------------|-----------------------|--|
| Property ID          | LU221953586            | Purchase Price        | 945.195 EUR                            |
| Living Space         | ca. 118 m <sup>2</sup> | Condition of property | Projected                              |
| Floor                | 1                      | Usable Space          | ca. 134 m <sup>2</sup>                 |
| Bedrooms             | 3                      | Equipment             | Terrace, Guest WC, Garden / shared use |
| Bathrooms            | 2                      |                       |  |
| Year of construction | 2024                   |                       |  |
| Type of parking      | 1 x Garage             |                       |  |

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## Energy Data

|                    |   |                         |    |
|--------------------|---|-------------------------|----|
| Type of heating    | Underfloor heating  | Energy efficiency class | A+ |
| Power Source       | Gas   |                         |    |
| Energy information | At the time of preparing the document, no energy certificate was available. |                         |    |

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## The property



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## The property



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## A first impression

The house is made up of two duplex apartments, with a central staircase as a connecting element between the floors for the apartment on the ground floor and that on the 1st floor. The duplex on the 1st floor is composed of an open space with living room, kitchen and dining room. This south-facing space is bathed in light. A large bay window provides direct access to the terrace. A library, 3 bedrooms, two shower rooms and a separate WC complete this property. The terrace covers an area of +/- 32m<sup>2</sup> with a view of the garden. The private garden of +/- 119m<sup>2</sup> is accessible by a path crossing the common areas. An indoor parking space and a cellar complete this property.

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## All about the location

Mamer is located west of the City of Luxembourg. The town is connected to the road network by the national road Luxembourg - Arlon. The A6 Luxembourg-Brussels crosses it, its access being between Capellen and Mamer. Close to the European School Luxembourg II, known as ESL2. Holzem is a section of the municipality of Mamer. This village has the advantage of the tranquility of the countryside, close to the main roads.



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## Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications. The notary fees and registration fees in the land register are borne by the buyer. The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.

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## Contact partner

For further information, please contact your contact person:

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