

 Apartment to sell in Wasserbillig - 85.88 m² - 675 000 € | Bingo.lu, Apartment to sell in Wasserbillig - 675 000 € - 85.88 m² - 2 bedrooms, 1 bathroom | Property details on Bingo.lu, picture 1

Op der Pompel project

Apartment to sell in Wasserbillig

 9, Route de Wasserbillig

675 000 €

 2  1  1  85.88 m²

Description

A new, modern apartment ideally located in Mertert

Are you looking for an elegant, new apartment that combines contemporary comfort with a central location? This new opportunity in the heart of the Résidence Elbling will meet all your expectations.

Located in the dynamic town of Mertert, just a few minutes from shops, restaurants and public transport, this property offers a rare quality of life in a peaceful, green environment.

With 85.88 m² of living space, this ground-floor apartment features a functional layout: entrance hall, open-plan kitchen, living room with dining area leading onto a loggia, modern bathroom, two comfortable bedrooms and a storage room.

Each unit has its own garden, as well as indoor and outdoor parking spaces. One underground parking space is included in the price. Additional parking spaces are available for €35,000 incl. VAT.

The apartment is fully customizable: non-load-bearing partitions can be adapted to the customer's wishes, subject to the state of progress of the work.

Thanks to the integration of high-performance technologies such as a heat pump, thermal solar panels and dual-flow ventilation, the residence guarantees ABA-class energy performance. This high level of efficiency significantly reduces your energy bills while respecting the environment.

The town of Mertert enjoys a privileged geographical location, on the banks of the Moselle and in the immediate vicinity of the German border, making it a popular and attractive place to live.

Transport links are excellent, thanks to the free national network.

By car, Luxembourg airport can be reached in 18 minutes (± 23 km), downtown Luxembourg in 30 minutes (± 31 km), and Trier in 23 minutes (± 14 km). A bus stop is just a stone's throw from the residence, and the Mertert train station can be reached on foot in less than 5 minutes. The Mertert-Luxembourg rail link takes 39 minutes. The bus journey to Kirchberg takes around 27 minutes.

Mertert offers an ideal living environment for families, with a crèche and primary school in the immediate vicinity. Numerous leisure facilities complete the offer: cycle paths, hiking trails, and a large wooded park with playground, aquatic area and outdoor fitness trail. Pour plus d'infos sur www.carmoimmo.lu. contactez David CARMO au +35220600816 ou sales@carmoimmo.lu

<http://www.carmoimmo.lu/?q=85865561>

Contact

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Delivery

4Q / 2025

Project

Op der Pompel

Seller

Carmo Immobilier

Property

Apartment to sell in Wasserbillig

 9, Route de
Wasserbillig

 2

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 85.88 m²

Offer code

7RYPL

Property specification

Kitchen	Property characteristics	Orientation	Condition
Furnished kitchen - open	Apartment	S	New
Energy class	Heating type		
A	Gas		

Equipment & Restrictions

Inside	Security	Services
Elevator Storage space Laundry room	Videophone	Internet

Price

Total
675 000 €

