

 Apartment to sell in Bascharage - 110.96 m² - 1 050 021 € | Bingo.lu, Apartment to sell in Bascharage - 1 050 021 € - 110.96 m² - 3 bedrooms, 1 bathroom |
Property details on Bingo.lu, picture 1

IRMA (Vaz) project

Apartment to sell in Bascharage

 69, avenue de Luxembourg

1 050 021 €

 3  1  2  110.96 m²  51 m²

Description

New "IRMA" residence to be built in Bascharage *****

Start of construction scheduled for 2nd quarter 2025.

Apartment 0-01 of 110.96m² is composed as follows:

- Living room with kitchen opening onto 51.97m² terrace
- 2 bedrooms
- BATHROOM
- Storage room
- Private cellar
- 2 garage spaces

Energy class: ABA (NZEB)

Price App. 0-01: 1.050.021,- € (VAT 17% - for investment)

I remain at your disposal for any further information. (documentation/information):

Daniel Vaz
Real Estate Advisor

GSM: +352 621 757 809

Email: daniel.vaz@fischbach.lu
(lux, fr, de, eng, pt)

Location

The "IRMA" residence is located in Bascharage, 69, avenue de Luxembourg. It will be built on a plot of ca. 10.22 ares.

Construction

The main façade features a pedestrian entrance and access to the shared garage. The residence comprises a basement, first floor and three upper floors. The basement houses the private parking spaces, cellars, common rooms and other

Contact

Daniel Vaz

+352 621 757 809

daniel.vaz@fischbach.lu

Project

IRMA (Vaz)

Seller

Fischbach Realtors

 Fischbach Realtors

Property

**Apartment to sell in
Bascharage**

 69, avenue de
Luxembourg

 **3**  **1**

 **2**  **110.96 m²**

 **51 m²**

Offer code

5XHYR

technical areas. The upper floors and first floor are reserved for residential use or any other use permitted by the regulations.

Environmental awareness

In today's context of sustainable development, energy conservation and high energy prices, we have opted to build our homes to the "NZEB" (Nearly Zero Energy Building) energy standard - amended Grand-Ducal regulation of November 30, 2007 concerning the energy performance of residential buildings. The construction and architectural design, the quality finish and the thermal and sound insulation, all guarantee investors the stability of their capital investment and a guaranteed adequate return.

Surroundings

Bascharage is a town in southern Luxembourg in the canton of Capellen. In 2012, it merged with Clemency to form the commune of "Käerjeng". Käerjeng borders to the north with Grass, an exclave of the commune of Steinfort, and with the commune of Garnich; to the east with the communes of Dippach and Sanem, to the south with the communes of Differdange and Pétange, and to the west with the Belgian communes of Aubange, Messancy and Arlon.

Bascharage town center boasts several restaurants, cafés and stores, as well as a theater/cultural center. The "Käerjenger Treff" cultural center regularly organizes concerts and shows.

The "Käerjenger Dribbel" and "Op Acker" sports centers have a large sports facility with a soccer pitch and a small swimming pool.

In Bascharage, Hautcharage and Linger there are 9 crèches and 2 halfway houses, one in Bascharage "Op Acker" and one in Clemency.

Bascharage is home to the country's best-known beer brewery. The "Bommelscheuer" industrial estate is home to local and regional companies, as well as subsidiaries of major European groups.

A large shopping center and several supermarkets are just 450 m from the residence.

Around Bascharage, there are many walking and cycling routes, such as the PC12, which runs along the Belgian-Luxembourg border from Pétange to Colmar-Berg, or the 3 Cantons cycle path (PC6), which links Pétange to Remerschen via Sanem, Schiffflange, Bettembourg, Altwies and Mondorf. The Faubourg Minier cycle path (PC9) runs between Sanem and Kockelscheuer.

Mobility

Gare de Bascharage-Sanem (4.4 km from the residence) is a railway station on line 7 from Luxembourg to Pétange. It is served by CFL, Regional-Express (RE, Germany) and Regionalbunn (RB, Germany) trains. A "mBox" bicycle park is available, and the "TICE" bus lines 3, 13 and 14 pass in front of the station.

The nearest bus stops are "Sicon" (227 m) and "Treff / Op Acker" (173 m).

RGTR bus lines:

Route 622: Luxembourg - Bascharage-Sanem
Route 623: Luxembourg - Bascharage-Sanem
Route 701: Luxembourg - Bascharage - Oberkorn
Route 702: Luxembourg - Bascharage - Rodange
Route 703: Luxembourg - Pétange - Aubange (B) - Mont St. Martin (F)
Route 711: Luxembourg - Rodange (via Dippach)
Route 821: Luxembourg - Garnich - Clemency
Route 831: Pétange - Clemency - Steinfort
TICE bus routes:

Route 3: Esch - Belvaux - Bascharage - Linger - Rodange
Route 13: Esch - Ehlerange - Bascharage - Pétange - Rodange
Route 14: Differdange - Sanem - Pétange - Rodange
Route 15: Esch - Belval - Belvaux - Bascharage - Fingig - Clemency
→ www.kaerjeng.lu
→ www.tice.lu
→ www.rgtr.lu
→ www.mobiliteit.lu

Schools

Bascharage pre-school, rue du Stade
Cycle 1: Bascharage preschool, rue de la Poste
Cycle 1: Centre school, rue de la Résistance
Cycles 2 - 4: "Op Acker" school, 350 m from the residence
Lycée Technique pour Professions de Santé (Itps.lu), rue de l'Église
Lycée Technique Mathias Adam in Pétange
Nature Lasauvage School

The excellent location, the construction and architectural design, the quality finish and the thermal insulation, all guarantee investors the stability of their capital investment, an adequate return on their investment and top-of-the-range living comfort.

FISCHBACH Realtors & Developers offers selected properties to meet the needs of our customers.

Please visit WWW.FISCHBACH.LU for additional photos and to view our other properties.

<http://www.fischbach.lu/?q=85448823>

Property specification

Property characteristics	Condition	Built in	Energy class
Apartment	New	1000	A
Heating type	Terrace		
Other	51 m²		

Equipment & Restrictions

Inside	Security	Services
Cellar	Videophone	Internet

Price

Total
1 050 021 €

