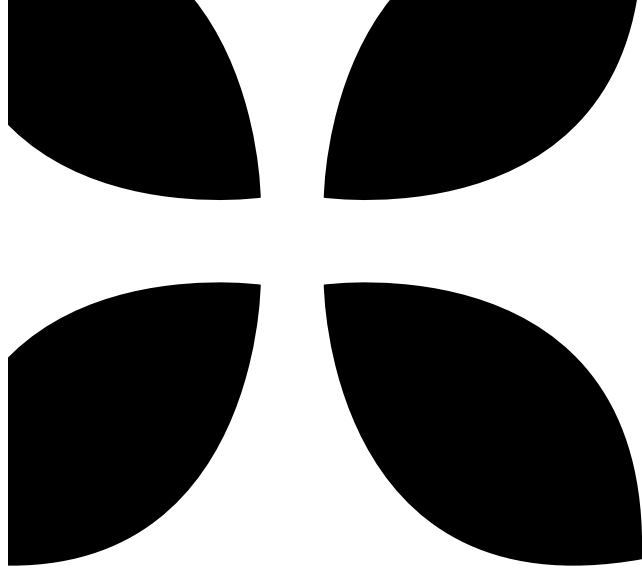


WALDBREDIMUS

Construction project for sale



Waldbredimus, a hidden gem in Luxembourg

Nestled in the picturesque Moselle valley, Waldbredimus is a charming small town in southeastern Luxembourg. Despite its modest size, this quaint town boasts a rich history, scenic landscapes, and a tight-knit community that make it a hidden gem worth exploring.

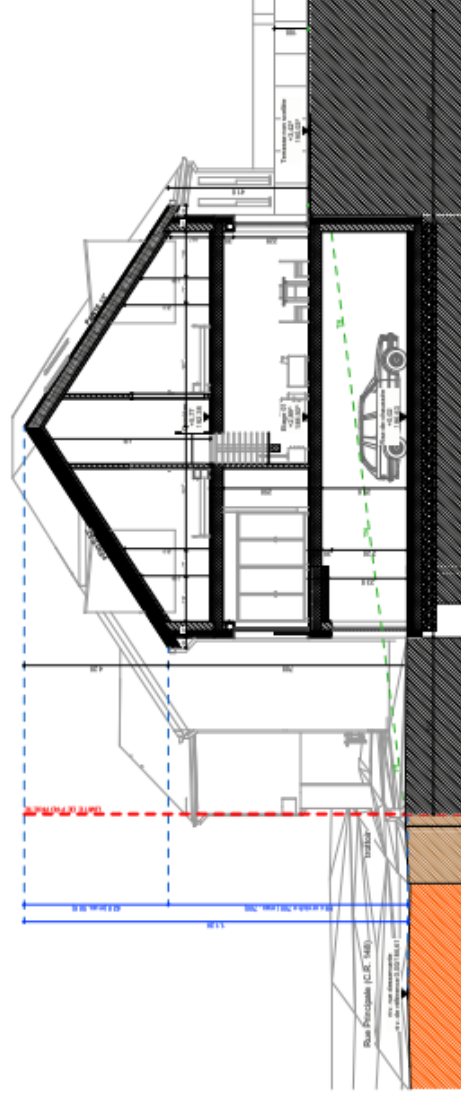
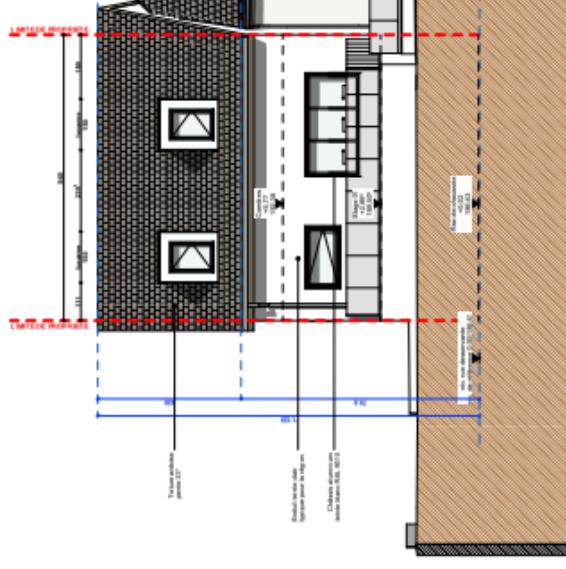
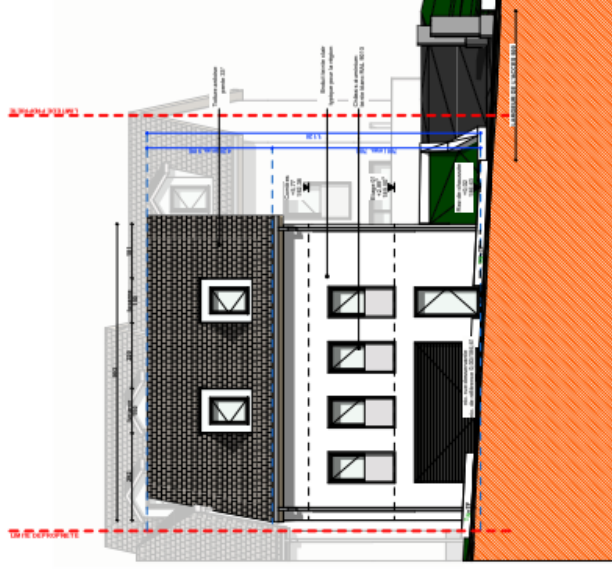
Waldbredimus offers a unique blend of natural beauty, cultural richness, and community spirit, making it an ideal place to call home. **Whether you're looking for a peaceful retreat, a vibrant community, or a smart investment, buying an apartment or house in Waldbredimus is a decision that promises numerous benefits and a high quality of life.**



The real estate market in Waldbredimus is promising, with properties appreciating in value due to the town's desirability and limited supply. Buying an apartment or house here can be a sound investment, offering potential for both capital growth and rental income. The town's appeal to expatriates and locals alike ensures a steady demand for properties.

Construction project in Waldbredimus for sale

Starting from September 2024, buyers will be able to initiate the commercialisation process, allowing them to bring their vision of a perfect home to life. This timeline provides ample opportunity for planning and customization, ensuring that every detail meets the buyer's expectations and needs. **Whether it's selecting finishes, designing the interior layout, or incorporating personal touches, the building process can begin seamlessly once the necessary approvals are in place.**



**3 houses and one building with 4
apartments and one commercial
property project with a total of 1.081
m2 to sell.**



Energy class



Housing project

Three modern houses to be built, each featuring 4 bedrooms, two terraces from 11m² to 22m² and 2 parking places.





Energy class



A building of 4 apartments and 1 commercial property

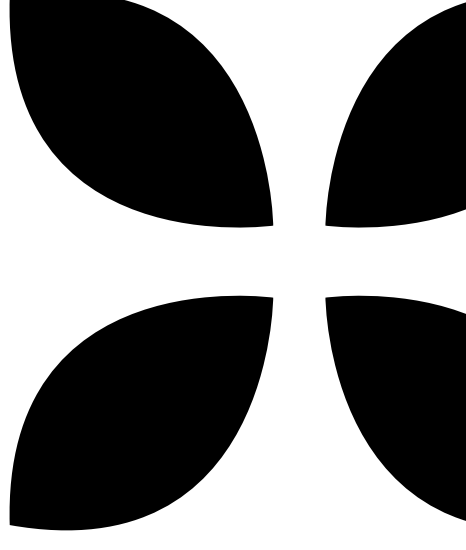
This project offers the possibility to build a small residence of 4 units from 76 m² to 126m² living area and one commercial property of 124 m² of total area.



Summary of the areas of the project to sell

appartement	CH.à.c.	sdb	surface habitable	garage	jardin + pelouse	combles app 3 (calculé)	jardin 20%	balcon / terrasse	balcon / terrasse 50%	surface vendable
LOT 1										
Résidence										
App 1	2	2	76.58		8.27		1.65	25.33	12.67	90.90
App 2	2	1	126.22							126.22
App 3	2	1	94.89							94.89
App 4	2	1	109.99			0				109.99
BOULANGERIE			97.75		10.54		2.11	48.86	24.43	124.29
emplacement parking				10						
LOT 2										
MAISON	4	2	184.65		100.22		20.04	22.83	11.42	216.11
emplacement parking				2	2*int					
LOT 3										
MAISON	4	2	132.21		69.67		13.93	22.41	11.21	157.35
emplacement parking				2	1*int + 1*ext					
LOT 4										
MAISON	4	3	133.67		67.78		13.56	28.1	14.05	161.28
emplacement parking				2	1*int + 1*ext					
			955.96						73.77	1081.02

**Total price :
2.675K**



Thank you

If you are interested to make an offer for this project, don't
hesitate to contact us on **+352 621 745 606**

