

# REAL ESTATE PROJECT

## ESCH-SUR-ALZETTE

REF. 6060

## CANAL 44



The emblematic building located in the heart of Esch-Sur-Alzette is getting a new look. A witness to its past, the architectural composition of Canal 44 illustrates, down to the smallest detail, a desire to offer it a place in a new era by rehabilitating it. In short, a gentle insertion into a cultural environment in the making.

Like a city within a city, Canal 44 invites its inhabitants to live in symbiosis in a new era, halfway between history, modernity and respect for the planet. In keeping with the collective memory, the residences are pragmatic and promise an alchemy between nature and the home.

Respectful of the exceptional natural setting in which they are privileged to be located, the residences rise from the ground floor to four floors. From studios to 3-bedroom penthouses, the flats are designed in an iconic Art Deco style. They impose a precious progressiveness that is incredibly free, creative and limitless. An exquisite originality that Canal 44 is eager to reappropriate for an interior that is not afraid of extreme chic.

High ecological ambitions are combined with easy access to all amenities and eco-responsible transport.

### A CITY TO LIVE IN

Esch-Sur-Alzette is a combination of a historical heritage and the futuristic vision of a city in full expansion, much more than a border or transit city. Eurocorridor, rich in heart and land, the European capital of culture in the making never ceases to impress its neighbours. At the beginning of the century, it invested in its ecological transition, according to the international urban planning competition for the decontamination of its steelworks site.

With a local heritage that is unique in Europe, where the traditions of the Grand Duchy embrace a daring design, it has become a showcase for a country in perpetual growth, offering a range of services. From local shops to a complete hospital unit, via its university district and its cultural spaces, Esch-Sur-Alzette adapts to every moment of life. It accompanies each inhabitant throughout his or her life.

<https://www.loft.lu/en/detail-6060-vente-projet-immobilier-esch-sur-alzette>

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