

# APARTMENT

## LUXEMBOURG-KIRCHBERG

REF. 5970

2 200 000 €

3 bedroom(s)

160m<sup>2</sup> Area

Energetic Index F



In the heart of the financial district of Luxembourg-Kirchberg, the Unicorn agency proposes for sale this contemporary duplex apartment offering a high quality living space while being close to all the amenities of the city and the new streetcar.

Upon entering this prestigious property via a private elevator, you will be surprised by the 4-meter high ceilings that give the apartment a sense of grandeur. Welcomed in a spacious hall, you will discover a first room serving as a furnished office before heading towards the vast open living space illuminated by the bay windows of the 200 m<sup>2</sup> south-facing terrace with a 32m<sup>2</sup> pergola. The separate, fully equipped kitchen also opens onto the terrace. On this same level, a master suite opens onto a private terrace of 13.7m<sup>2</sup>, with a bathroom with toilet.

The lower floor, accessible by the stairs, offers a night space composed of two beautiful bedrooms. The first one has its own bathroom and dressing room while the second one has its own terrace. A separate shower room completes this level.

Two large cellars, a wine cellar, underfloor heating, electric blinds, air conditioning on the living floor. Five indoor parking spaces in a closed garage are included in the price and accompany the property.

For more information, contact us now at +352 26 54 17 17.

<https://www.loft.lu/en/detail-5970-vente-appartement-luxembourg-kirchberg>

**loft**.lu

18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

info@loft.lu  
www.loft.lu

T. +352 26 54 17 17  
T. +352 26 53 25 36