Lorentzweiler

Luxury 2-bedroom apartment in a two-family house on the heights of Lorentzweiler

Property ID: LU221953589_7



PURCHASE PRICE: 885.000 EUR • LIVING SPACE: ca. 87.48 m^2

Property ID: LU221953589_7 - L-7377 Lorentzweiler

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At a glance

Property ID	LU221953589_7
Living Space	ca. 87.48 m²
Roof Type	Gabled roof
Bedrooms	2
Bathrooms	1
Year of construction	2024
Type of parking	1 x Outdoor parking space, 2 x Multi-storey car park

Purchase Price	885.000 EUR
House	Two-family house
Usable Space	ca. 96 m²
Equipment	Terrace, Guest WC

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Energy Data

Type of heating	Underfloor heating
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

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The property





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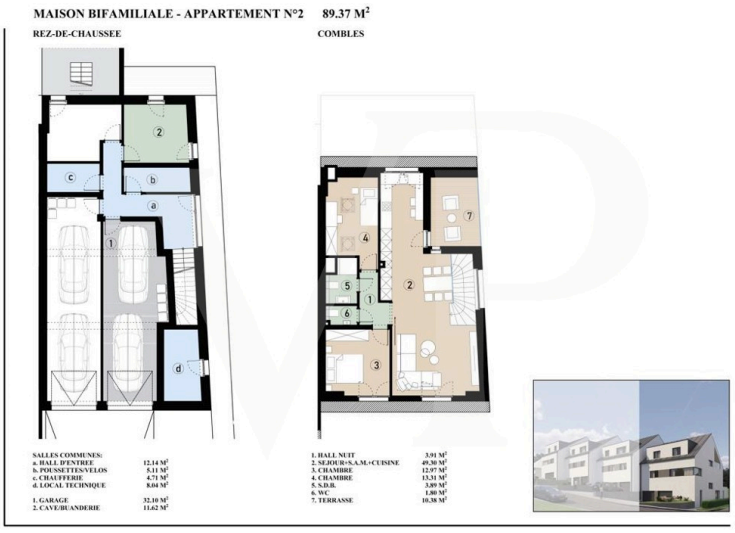
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The property

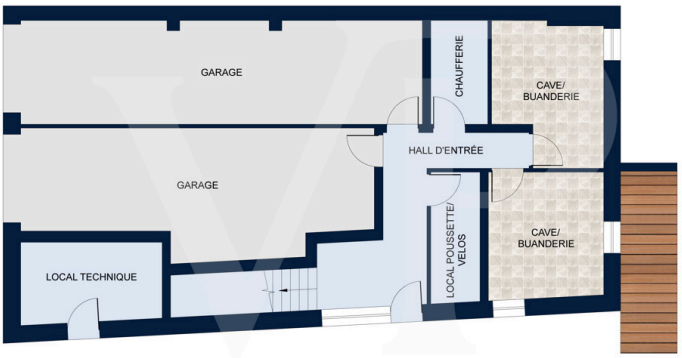


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Floor plans







REZ-DE-CHAUSSÉE

Les plans sont fournis à titre d'information et ne sont pas contractuels

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Luxurious living in a Two-Family Home in the Heights of Lorentzweiler.

Nestled in the tranquil heights of Lorentzweiler, this south-facing, upscale two-family home is perfect for families seeking a peaceful, green environment. This VEFA project is currently under construction, with the exterior already completed and interior work progressing. Delivery is expected soon!

Offering a blend of modernity and comfort, this prestigious home features spacious, flexible layouts and high-end finishes. Buyers will have the opportunity to personalize certain aspects* and select from a wide range of materials for floors, bathrooms, and more.

The bright and airy living area includes a lounge, dining room, and an open kitchen with a convenient storage room. A south-facing terrace (approximately 10 m²) and a second terrace accessible from the private cellar open onto a private garden, creating an ideal space for relaxing in a calm, pleasant atmosphere during summer evenings.

A hallway leads to the two bedrooms and bathroom.

On the technical side, this two-family home includes:
•Heat pump
•Underfloor heating
•Triple-glazed windows
•Solar panels for hot water production
•Double-flow ventilation
•Power supply for car charger in the garage

The sale price includes housing VAT of 3% already taken into account and subject to acceptance of the purchaser's file for the administration.

The accommodation is sold with a garage for 2 cars, a cellar, a garden and a private laundry room.

*possible supplements to be defined with the promoter

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All about the location

Located in the North-East of the city of Luxembourg, the municipality of Lorentzweiler is ideally placed to welcome a family wishing to settle in a house in a quiet residential area.

The surrounding green areas and the infrastructure of the town allow a multitude of activities around the house.

Lorentzweiler is located in the admission area for the European School of Kirchberg and the train station leads you to Pfaffenthal-Kirchberg station in 13 minutes.

The Walferdange shopping centre is 4.5 km away.
The city of Luxembourg is 8 km away
The airport is 14 km away

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Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications.

The notary fees and registration fees in the land register are borne by the buyer.

The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.

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Contact partner

For further information, please contact your contact person:

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