Luxembourg-Limpertsberg

Apartment duplex with terrace for sale

Property ID: LU251953744



PURCHASE PRICE: 895.000 EUR

Property ID: LU251953744 - L-1244 Luxembourg-Limpertsberg

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At a glance

Property ID	LU251953744	Purchase Price	895.000 EUR
Floor	3	Type	Maisonette
Bedrooms	2	Total Space	ca. 112 m²
Bathrooms	2	Construction method	Solid
		Equipment	Terrace

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The property





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The property





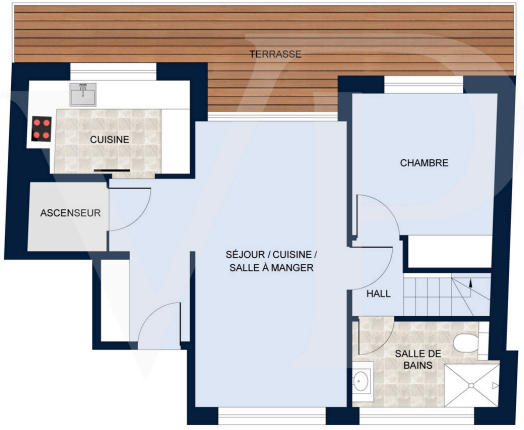
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The property



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Floor plans



TROISIÈME ÉTAGE

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



GRENIER

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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

Just a few steps from Place de l'Étoile and the tram, Von Poll Real Estate Luxembourg presents an exclusive residence comprising 4 units, each with direct elevator access.

For more information, to view the plans, or to answer any questions, please contact us at +352 621 187 068 or email us at luxembourg@von-poll.com

This beautiful duplex apartment, with a surface area of approximately 112 m² and complemented by a terrace of around 16 m², combines well-designed spaces with a modern living environment.
Ideally located in a quiet neighborhood just a short walk from Place de l'Étoile, this duplex is a perfect choice for a first purchase or a long-term investment.

Apartment Features:

3rd Floor:

- Elevator with direct access to the apartment
- Interior area of approximately 52 m²
- Hallway
- 1 bedroom
- Kitchen
- Living room
- Contemporary bathroom with shower or bathtub, vanity unit, and WC
- ±16 m² terrace, providing extra outdoor space for dining or relaxing in the open air

4th Floor:

-Space of approximately 60 m² with a master bedroom, bathroom, and walk-in closet

Basement:

- Secure bike storage for additional space.

Additionally, an optional parking space is available for maximum convenience.

The neighborhood is quiet and well-connected, close to Place de l'Étoile, allowing you to enjoy all nearby amenities: public transport (bus and tram), restaurants, and green spaces (Tony Neumann Park).

Don't miss the opportunity to acquire a customizable property in a modern construction project that meets the latest standards of comfort and energy efficiency.

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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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