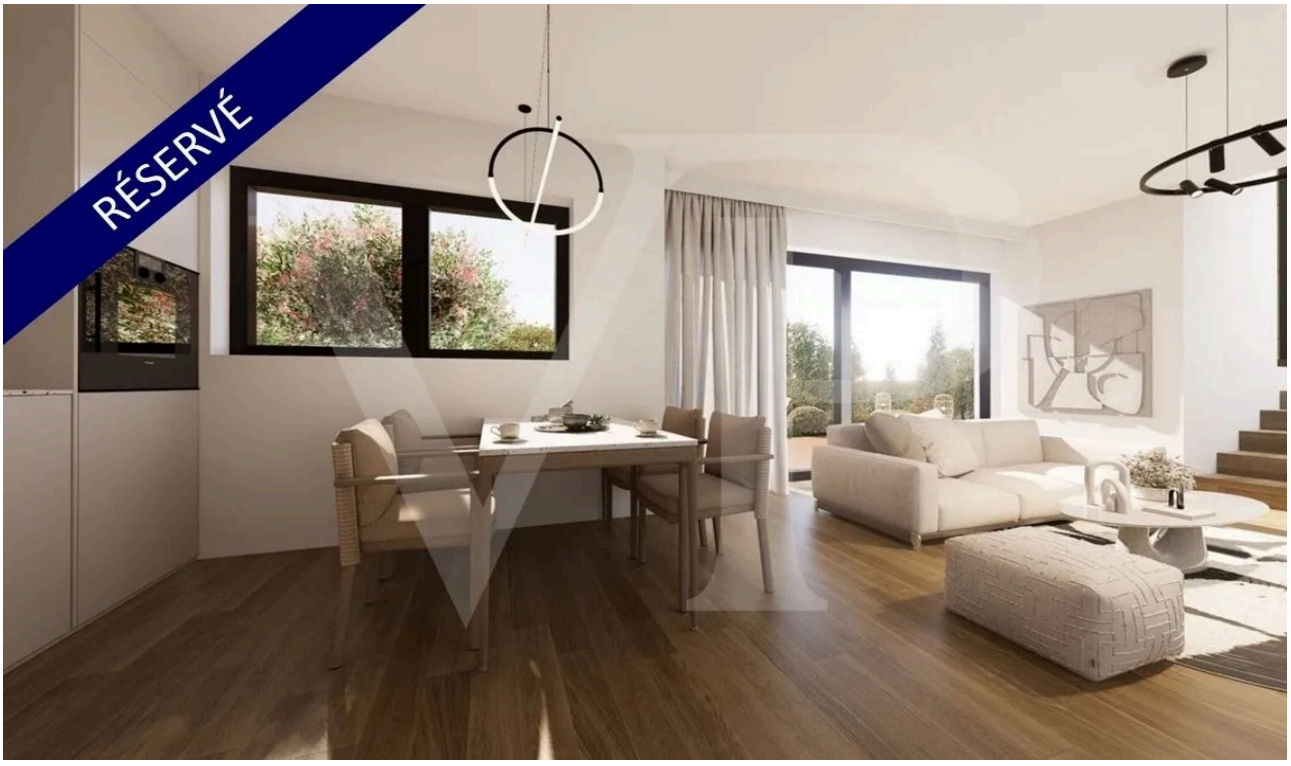
Luxembourg-Limpertsberg

1 bedroom apartment with private garden for sale

Property ID: LU251953745



PURCHASE PRICE: 665.000 EUR • LIVING SPACE: ca. 51 m^2

Property ID: LU251953745 - L-1244 Luxembourg-Limpertsberg

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At a glance

Property ID	LU251953745	Purchase Price	665.000 EUR
Living Space	ca. 51 m²	Type	Apartment
Bedrooms	1	Construction method	Solid
		Equipment	Terrace

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The property





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The property





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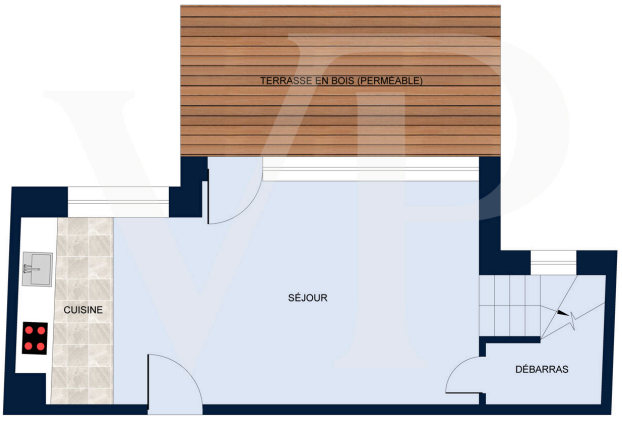
The property





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Floor plans



REZ-DE-CHAUSSÉE

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



PREMIER ÉTAGE

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

Just a few steps from Place de l'Étoile and the tram, Von Poll Real Estate Luxembourg presents this beautiful duplex apartment of approximately 59 m² sales surface area, with 51 m² of living space, featuring a terrace and private garden. The apartment combines well-thought-out spaces with a modern living environment. It is part of a construction project that includes a residence with three apartments and one studio.

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

Ideally located in a quiet neighborhood, just a short walk from Place de l'Étoile, this duplex apartment is the perfect choice for a first-time purchase or a long-term investment.

Apartment Features:

Garden Level:
- Interior area of approximately 30 m², perfectly optimized for everyday comfort
- Kitchen
- Living room
- Separate WC
- ±13 m² terrace with a private garden, perfect for outdoor dining or relaxation

1st Floor:
-1 bedroom
-1 bathroom
-Storage room

Additional Features:
-Basement cellar for practical storage
-Secure bike storage for additional space
-Shared laundry room

Optional parking space for maximum convenience

The neighborhood is quiet and well-connected, offering easy access to all nearby amenities: Place de l'Étoile, 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, designed with 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.

Property ID: LU251953745 - L-1244 Luxembourg-Limpertsberg

Contact partner

For further information, please contact your contact person:

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To the Disclaimer of von Poll Immobilien GmbH

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