

# DUPLEX

## NIEDERANVEN

REF. 6922

1 804 050 €

3 bedrooms

183.75m<sup>2</sup> Surface (m<sup>2</sup>)



In the heart of a green environment in Niederanven, a few steps from the future community center and the literary café, your Unicorn real estate agency is pleased to offer for sale this splendid 183.75m<sup>2</sup> duplex.

As you enter this apartment, located in a two-family house with modern architecture and clean lines, you'll be greeted by an entrance hall leading to the living area. Entirely open-plan, the living space comprises a lounge, dining room and kitchen opening onto a terrace of +/- 26.55 m<sup>2</sup> and a garden of +/- 850m<sup>2</sup>, all facing south-west. Separate toilet facilities are also available on this level.

Accessed by stairs, the upper floor serves the night space. This comprises 3 bedrooms with en suite shower rooms and toilets, 2 of which have dressing rooms.

A storeroom, a utility room and a double garage complete the offer.

Computer-generated images are non-contractual.

The price shown includes a 3% VAT rate (subject to approval by the authorities).

For further information, please contact us on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-6922-vente-duplex-niederanven>



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