

# DUPLEX

## LUXEMBOURG-LIMPERTSBERG

REF. 6981

2 500 000 €

3 bedrooms

155m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



In the heart of the highly sought-after Limpertsberg district, your Unicorn real estate agency is proud to offer this sublime duplex apartment for sale.

Located on the third floor of the 7A rue des Glacis residence, this 155m<sup>2</sup> duplex apartment promises unprecedented comfort and quality of life. It reveals an intimate spirit where the ultimate luxury is found in every detail. Noble materials, clean lines, modern touches, high ceilings and generous volumes combine to create a setting of sophistication as refined as it is absolute.

A private elevator leads to the entrance hall. The living/dining area opens onto a fully equipped kitchen with access to a lovely terrace. The three bedrooms benefit from bespoke storage and adjoining bathrooms/dressing rooms.

Extreme care for the overall aesthetic is reflected in every architectural detail: high baseboards and moldings, cornices and curtain boxes, interior cabinetry for the made-to-measure closets in the dressing room, kitchen and bathroom... Not to mention the presence of noble materials such as the herringbone parquet flooring in the living room or the marble sublimating the bathrooms. All equipment is by the most prestigious international companies: top-of-the-range electrical fittings, taps and kitchen equipment of the finest quality.

The residence goes beyond the highest standards. It features a fitness room with state-of-the-art sports equipment: ideal for taking a break from a hectic lifestyle. There's also a spa, an oasis of private tranquility. Last but not least, in addition to a laundry and basement cellars, 7A, rue des Glacis offers its residents prestigious concierge services 24 hours a day to provide tailor-made solutions and make everyday life easier.

For further information, please contact the Unicorn real estate agency in charge of selling this prestigious property.

More photos and information? This property is also available at [www.loft.lu](http://www.loft.lu).



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

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

info@unicorn.lu  
www.unicorn.lu

DUPLEX  
**LUXEMBOURG-LIMPERTSBERG**  
REF. 6981

2 500 000 €

3 bedrooms

155m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



<https://www.unicorn.lu/en/detail-6981-vente-duplex-luxembourg-limpertsberg>



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

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

info@unicorn.lu  
www.unicorn.lu