

# APARTMENT

## LUXEMBOURG-CENTRE

REF. 7146

5 900 000 €

3 bedrooms

249.2m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index E



Immersed in a bath of light, succumb to the charm and splendor of this duplex with an interior surface area of 249m<sup>2</sup>. Entering the door, you will be greeted by a spacious entrance hall revealing an "L" shaped open space offering a living room, a dining room and a very high quality PROLIFORM fitted kitchen. Also, while respecting the clean design of the residence, storage and accessories are part of a contemporary aesthetic. It is also at this level that the breathtaking view of the Corniche and the Grund will captivate your heart as you lounge on your private 103m<sup>2</sup> terrace.

The authentic staircase, although renovated and highlighted with light, will lead you to the sleeping area with an identical surface area on the garden level. The first floor offers two large suites, with a PROLIFORM dressing room and a private shower room with the DORNBRACHT range of taps combining elegance and quality. A third bedroom also including its dressing room opens onto a bathroom with a shower and a bathtub. All benefit from a marvelous view of the landscape allowing, in addition to the spacious volumes, to feel free.

In addition to the quality of the interior architecture, the technical equipment is intended to be a vector of comfort. DIVUS home automation centralizes all interior functions such as the temperature regulated by underfloor heating and cooling ceilings, dimmable LED lighting or even the incredible audio system from REVOK.

<https://www.unicorn.lu/en/detail-7146-vente-appartement-luxembourg-centre>



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