

# APARTMENT

## LUXEMBOURG-EICH

REF. 7175

1 750 000 €

3 bedrooms

145m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index B



In a quiet location just a few kilometers from the heart of the capital, the Unicorn real estate agency offers for sale this superb duplex-penthouse, spacious and bright, beautifully finished.

With a living area of 145m<sup>2</sup>, this exceptional property is sure to win you over with its features and layout.

On the 2nd floor, you'll discover a beautiful hallway leading to the night space. It comprises two generously-sized bedrooms and a bathroom. It also leads to the master suite with private dressing room and en-suite shower room.

The 70m<sup>2</sup> living space nestled on the top floor is the promise of daily well-being. Directly accessible via the elevator, it is entirely open-plan and perfectly laid out, with a modern, fully-equipped kitchen, dining room, living room and office/library area. All bathed in light thanks to the bay windows surrounding the apartment, giving access to the 50m<sup>2</sup> terrace and the incredible panoramic view.

A private garden on the edge of the forest completes the apartment's offer. A real favorite!

Two enclosed parking spaces and a cellar complete the picture.

For further information or to arrange a viewing, please do not hesitate to contact our agency on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-7175-vente-appartement-luxembourg-eich>



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