

## DUPLEX GREIVELDANGE

REF. 7374

1 474 913 €

3 bedrooms

115m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Located on the heights of Greiveldange, your Unicorn Real Estate agency offers for sale a 115 m<sup>2</sup> garden-level duplex with three bedrooms and top-of-the-range amenities.

Nestled in the heart of the vineyards, just a few minutes from the banks of the Moselle, this new apartment offers a peaceful setting, perfect for getting away from the hustle and bustle of the city.

As soon as you enter, you'll discover a 45 m<sup>2</sup> living room, partially open to an elegant kitchen. Boasting plenty of natural light thanks to large bay windows, this space opens onto a sunny 40 m<sup>2</sup> terrace and private garden, inviting you to relax in the open air.

Upstairs, two generous bedrooms share a bathroom and toilet, as well as a 6 m<sup>2</sup> balcony offering stunning views of the Hiwwelen gardens. A master suite, with its own bathroom and dressing room, completes this floor.

In the basement, you'll find two indoor parking spaces, a 15m<sup>2</sup> private laundry room, a cellar, a storeroom and a storeroom, offering functional and practical organization to its residents.

The Hiwwelen residence, developed by the Nibelung Group, offers a quality living environment in a highly sought-after region, just thirty minutes from downtown Luxembourg.

Prices include 3% VAT and are subject to approval by the relevant authorities.  
Computer-generated images are non-contractual.

For further information, please contact your Unicorn Real Estate agent on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-7374-vente-duplex-greiveldange>



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