DUPLEX

STEINSEL

REF. 7431

1 335 234 €

2 bedrooms
99.91m² Surface (m²)
Energetic Index A



Your Unicorn Real EState real estate agency is pleased to offer for sale this 2-bedroom 99.91m² duplex apartment located in Steinsel in the new Aerdbier development, currently under construction.

Upon entry, you'll find a large 23m² living room opening onto a fully-equipped kitchen. Also on the first floor, you'll find a first master suite with private shower room and dressing room. The first floor is dedicated to a second master suite comprising a large bedroom, shower room and dressing room, all opening onto a magnificent private terrace, where you can enjoy moments of relaxation in the open air.

Each home offers unparalleled quality and comfort: underfloor heating, home automation, quality materials and noble finishes.
A basement shared by all residences offers no fewer than 85 parking spaces, with the option of electric charging. Each apartment also has a cellar and a shared laundry room.

The project comprises 47 apartments in six two- and three-storey residences, including shops and a restaurant. Discreet, it is designed to blend in as harmoniously as possible with the existing rural fabric. A shared basement provides all residences with no fewer than 85 parking spaces, with the option of electric charging. Each apartment also has a cellar and a shared laundry room.

Set in a park designed by a landscape architect, this area is exclusively reserved for pedestrians, with a children's playground and areas for relaxation.

The strategic location of the town of Steinsel is ideal for combining modern living with community life, in a green setting. It also boasts a lively neighborhood center with a multitude of services and shops, including a large grocery store, a bakery, restaurants, sports facilities and a hotel. Steinsel also enjoys excellent accessibility to major roads and quick access to the Heisdorf train station.

Computer-generated images non-contractual
Price incl. 3% VAT subject to approval by the relevant authorities.

unicorn

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For further information or to arrange a viewing, please contact our Unicorn estate agency on +352 26 54 17 17 or by e-mail info@unicorn.lu

https://www.unicorn.lu/en/detail-7431-vente-duplex-steinsel

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