

# TRIPLEX

## LUXEMBOURG

REF. 9025

4 500 €

4 bedrooms

197m<sup>2</sup> Surface (m<sup>2</sup>)



Your Unicorn Real Estate agency is pleased to offer this city triplex for rent, located in a privileged setting between Luxembourg City and the Kirchberg district. Just a few minutes' walk from the European institutions, this magnificent property, completely renovated in 2017, combines elegance, comfort and practicality in a sought-after environment. Its sleek, contemporary design and high-quality finishes make it an exceptional home.

With a generous 197 m<sup>2</sup> of living space, this house is ideal for a family seeking comfort and modernity.

From the entrance hall, a terrazzo staircase leads to a vast, luminous living space, including a living room with a custom-made bookcase, an office, a refined dining room and a modern, fully-equipped kitchen. Large picture windows open onto a first terrace and the garden.

On the second floor, the children's sleeping area comprises three spacious bedrooms, an elegant bathroom and a separate toilet. A second terrace, located on this level, overlooks the garden and offers a peaceful and privileged setting.

The top floor is dedicated to the parental space, with a bright Master Bedroom featuring custom built-in storage and a contemporary shower room. From the bedroom, you'll appreciate the unobstructed view over the greenery, creating a true haven of peace.

The first floor also features a laundry room and cellar.

Outside, a carport at the front of the house and two outdoor parking spaces at the rear provide convenient parking and direct access to the Kirchberg district. A bus stop is located at the foot of the house.

Availability : 01/08/25

Rental conditions :

- Deposit of 2 months' rent
- 1st month's rent payable in advance



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- Agency commission of 1 month's rent + VAT shared between lessee and lessor.

For further information or to arrange a viewing, please do not hesitate to contact your agency on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-9025-location-triplex-luxembourg>



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