

APARTMENT

LUXEMBOURG-KIRCHBERG

REF. 9045

815 000 €

2 bedrooms

90m² Surface (m²)

Energetic Index H



Unicorn Real Estate is exclusively offering this superb ± 90 m² apartment ideally located in the heart of the sought-after Kirchberg district, within easy reach of the European institutions, shops and streetcar.

Located on the 1st floor of a residence with elevator, the apartment boasts bright, quiet surroundings and unobstructed views of the countryside.

The living area opens onto a vast, light-filled living room facing southwest, naturally extending the interior space onto a large 15 m² balcony, perfect for enjoying the sun at the end of the day.

The separate, fully-equipped kitchen blends harmoniously into the overall layout. The night area includes two bedrooms, a modern bathroom and an entrance hall with built-in storage.

A private cellar completes the property.
An indoor parking space is available as an option for €65,000.

Property assets :

- Sought-after, leafy residential neighborhood
- South-west exposure and plenty of natural light
- 15 m² balcony with unobstructed view
- Well-maintained residence with elevator
- Low monthly charges (€450)
- Close to streetcar, European institutions and Auchan shopping center

This property represents a rare opportunity in Kirchberg, whether as a primary residence or a quality investment in an area with strong rental demand.

Selling price: €815,000



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Parking option: €65,000

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-9045-vente-appartement-luxembourg-kirchberg>



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