

# HOUSE

## LUXEMBOURG

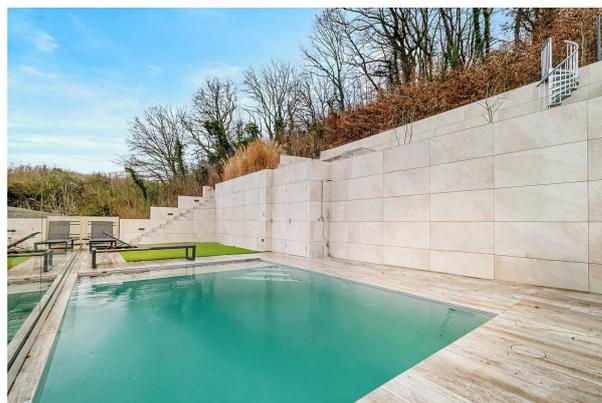
REF. 9288

2 950 000 €

4 bedrooms

257m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index B



Located in Luxembourg-Rollingergrund, your Unicorn real estate agency is pleased to present for sale an exceptional semi-detached home featuring a distinctly contemporary design.

This remarkable architect-designed home, with its clean lines and timeless charm, offers a unique living environment just a stone's throw from Luxembourg City Center, while benefiting from the immediate proximity of a school.

Built in 2021, this unique property offers approximately 260 m<sup>2</sup> of living space on a 6-are lot ideally oriented due south and offering an unobstructed urban view.

The home captivates with its spectacular proportions, abundant natural light, the care taken with high-quality materials, and its top-of-the-line finishes.

The ground floor opens onto a spacious entry hall equipped with an elevator and a spectacular spiral staircase, a true centerpiece of the interior architecture.

This level also features a double garage with ample storage and a wine cellar.

On the first floor are:

2 children's bedrooms, each with its own en-suite bathroom, and 2 adjoining shower rooms, as well as the elegant and stylish master suite with a large walk-in closet and an open-concept bathroom.

From there, we enter the fully equipped designer kitchen, which opens onto an impressive living area featuring 8-meter-high ceilings. The terrace, landscaped garden, and pool are accessible from this level.

The top floor features an en-suite bedroom with its own private bathroom and a fitness area overlooking the living room.

Outside, the perfectly maintained garden, laid out on several levels, features a swimming pool with a counter-current system.

A rare architect-designed property, combining elegance, comfort, and modernity, intended for a discerning clientele seeking tranquility, space, and prestige, close to the center of



18, rue du Marché-aux-Herbes  
L-1728 Luxembourg  
Grand Duché du Luxembourg

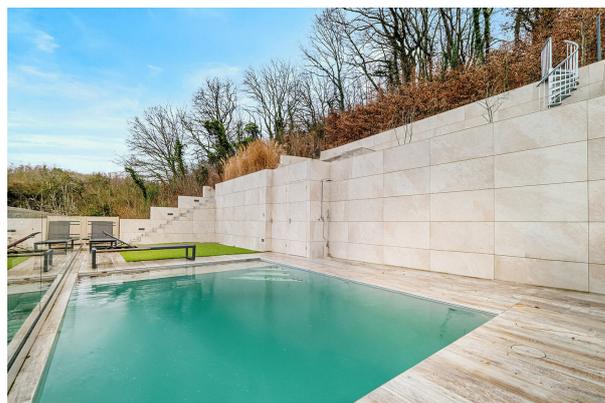
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Furthermore, the property is equipped with state-of-the-art technology: cooling and heating ceilings, heated bathroom floors, an alarm system, surveillance cameras, Wi-Fi security, solar panels, and much more.

This listing is also available on the [Christie's International Real Estate](#) portal :

And on the Loft portal:  
[www.loft.lu](http://www.loft.lu)

For more information or to schedule a viewing, contact us at +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-9288-vente-maison-luxembourg>



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