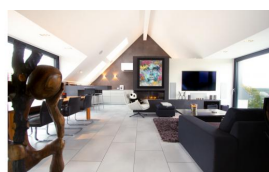


# A VENDRE



Energy index



## Penthouse

- Bedroom(s) : 3
- Surface : 162 m²
- Availability : à convenir
- Reference : 2743680
- Floor : 3
- Year of constr. : 2012

**Price :**  
**2.275.000 euros**

**Surface :**  
**162 m²**

**Isolation index :**  
**b**

**For Sale:** Magnificent three-bedroom penthouse located in the midst of Kirchberg, Luxembourg-city.

Rare opportunity to acquire a duplex penthouse in the long-established residential part of Kirchberg, closely located to all European institutions. This duplex penthouse is located on the 2nd and 3rd floor of a modern construction and offers great views over Luxembourg city.

Accessible, via stairs, as well as via an elevator with direct and private access to both the 2nd and 3rd floor of the property, this exclusive penthouse comes with a private 61m² garden including a 20m² terrace, three balconies, an indoor & outdoor

# A VENDRE

parking space, a basement and a laundry room.

The 163m<sup>2</sup> penthouse is laid out as follows:

**2nd Floor:** This 84m<sup>2</sup> floor features a spacious entrance with made to measure storage space, three bedrooms, two bathrooms and a terrace. The spacious 30m<sup>2</sup> master bedroom includes

a contemporary dressing area and a fabulous private bathroom including a bathtub, a walk-in rain shower, a toilet, two sinks and made to measure cupboards. Large bay windows and an 8m<sup>2</sup> terrace, accessible from the main bedroom and the bathroom, offer excellent and calming views over the valley. Further located on this floor is a second bedroom of 13,5m<sup>2</sup> and third bedroom of 12,5m<sup>2</sup>, plus an elegant shower room with a WC and sink. The second floor has walnut wooden flooring throughout, except for the shower room. All doors on this floor go up to the ceiling (height: 2,5m), giving this penthouse a loft style sensation.

**3rd Floor:** This 68m<sup>2</sup> area hosts the living, dining and kitchen area with access to an 12m<sup>2</sup> balcony towards the back (west facing) and a 13m<sup>2</sup> terrace (east facing) towards the front of the building. This beautifully designed space with fantastic views is especially charming for enjoying your morning coffee while the sun is rising on one terrace and watching the sun set over the city on the balcony. The high ceilings, large bay windows, glass banisters and modern fireplace create a contemporary yet warm space. The remarkable Bulthaupt kitchen is spacious and has a sleek design providing all the comforts for cooking enthusiasts.

Also located on this floor is a separate toilet, a pantry next to the kitchen and a storage area. The ceiling height is an impressive 4,70m. There is floor heating throughout this floor and all windows have electric blinds.

Constructed in 2012, this building is a small co-ownership with only 4 units. This duplex penthouse is located on the top and second to last floor, with an extra fully private garden on the ground floor. There's also a communal bike storage room in this property.

LUXEMBOURG-KIRCHBERG

2.275.000 euros

# A VENDRE

Available July 2021.

For more information, please call Built.lu on 20 21 00 22 or our agent Brigitte Engel on 691 65 35 09. Email [info@built.lu](mailto:info@built.lu)