

# TRIPLEX

## NIEDERANVEN

REF. 6923

2 249 000 €

4 bedrooms

227.35m<sup>2</sup> Surface (m<sup>2</sup>)



In the heart of a green environment in Niederanven, a few steps from the future community center and the literary café, your Unicorn real estate agency is pleased to offer for sale this 227.35m<sup>2</sup> apartment, located in a two-family house.

On the first floor, you'll find an entrance hall, a private elevator, a storeroom and a +/- 46.10m<sup>2</sup> double garage.

On the 1st floor of this property with its modern architecture and clean lines, you'll be greeted by a night hall leading to three bedrooms, including a master suite with bathroom and toilet. A laundry room, shower room with wc and separate toilet are also located on this level.

Accessible by elevator or stairs, the upper floor features a spacious living room with kitchen opening onto a +/-68.85m<sup>2</sup> terrace. A storeroom, bedroom with dressing room, bathroom with terrace access and separate toilet are also located on this level.

Computer-generated images are non-contractual.

The price shown includes a 3% VAT rate (subject to approval by the tax authorities).

For further information, please contact us on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-6923-vente-triplex-niederanven>



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