

# DUPLEX GREIVELDANGE

REF. 7375

1 306 384 €

3 bedrooms

140m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Located on the heights of Greiveldange, your Unicorn Real Estate agency offers for sale a 140 m<sup>2</sup> duplex penthouse with three bedrooms and top-of-the-range amenities.

Nestled in the heart of the vineyards, just a few minutes from the banks of the Moselle, this new apartment offers a peaceful setting, perfect for getting away from the hustle and bustle of the city.

As soon as you enter, a private elevator will take you up to the sleeping area on the second floor. It comprises two good-sized bedrooms, a shower room and a toilet.

Taking either the private elevator or the staircase to the second floor, you'll discover a bright 64 m<sup>2</sup> living space with a partially open kitchen. The room opens onto a first terrace of 23 m<sup>2</sup> with a breathtaking view of the Hiwwelen gardens. You'll also discover a master suite with en-suite shower room, accompanied by a spacious 24m<sup>2</sup> terrace offering panoramic views of the surrounding area.

In the basement, you'll find two indoor parking spaces, a 15m<sup>2</sup> private laundry room, a cellar, a storeroom and a storeroom offering functional and practical organization to its residents.

The Hiwwelen residence, developed by the Nibelung Group, offers a quality living environment in a highly sought-after region, just thirty minutes from downtown Luxembourg.

Prices include 3% VAT and are subject to approval by the relevant authorities.  
Computer-generated images are non-contractual.

For further information or to arrange a viewing, please contact your Unicorn Real Estate agent on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-7375-vente-duplex-greiveldange>



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

[info@unicorn.lu](mailto:info@unicorn.lu)  
[www.unicorn.lu](http://www.unicorn.lu)

T. +352 26 54 17 17  
T. +352 26 53 25 36