

# DUPLEX

## LUXEMBOURG-BELAIR

REF. 7406

1 662 308 €

2 bedrooms

91.2m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your real estate agency is pleased to offer for sale this 2-bedroom duplex, ideally located in Luxembourg-Belair in Residence 5 of the "Domaine Petit Parc" project, at the intersection of Rue Nicolas Petit and Rue Boulevard Napoléon 1er.

Enjoy a haven of peace in the heart of a green setting close to the city center and its amenities.

This duplex offers 2 spacious bedrooms, a modern bathroom and a kitchen that opens onto a vast 29m<sup>2</sup> living room bathed in natural light. The living room, adorned with large bay windows, opens onto a balcony offering a breathtaking view of the private, landscaped grounds.

The duplex is fully equipped with home automation and features high-quality materials to enhance comfort and quality of life.

Residents will benefit from a range of high-quality services and facilities, including a secure entrance with camera surveillance, a private park landscaped by a renowned architect, walking paths, relaxation areas and a modern fitness pavilion reserved exclusively for co-owners.

The residence's location offers easy access to major roads and public transport. Shops, restaurants, cafés, schools and a hospital add to the convenience of this place to live.

For more information or to arrange a viewing, please contact our Unicorn estate agency on +352 26 54 17 17 or by e-mail [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-7406-vente-duplex-luxembourg-belair>



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