

# DUPLEX

## LUXEMBOURG-BELAIR

REF. 7407

3 355 341 €

3 bedrooms

176.79m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your real estate agency is pleased to offer for sale this 3-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.

As you enter the apartment, you'll be greeted by an entrance hall leading to the staircase and the kitchen, which opens onto a vast 58m<sup>2</sup> living room. Bathed in natural light thanks to large bay windows, this living space gives access to a terrace offering a breathtaking view over the private, landscaped grounds.

Upstairs, this duplex offers 2 spacious bedrooms, a modern bathroom and a master suite with private dressing room and bathroom.

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 designed 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-7407-vente-duplex-luxembourg-belair>



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