

# APARTMENT

## LUXEMBOURG-BELAIR

REF. 7413

1 830 595 €

2 bedrooms

103.48m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your real estate agency is pleased to offer for sale this 2-bedroom apartment, 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 apartment offers 2 spacious bedrooms, each with its own private bathroom, as well as a kitchen that opens onto a vast 30m<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 apartment 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.

Computer-generated images non-contractual  
Price incl. 3% VAT, subject to approval by the relevant authorities.

For more information or to arrange a viewing, contact our Unicorn real 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-7413-vente-appartement-luxembourg-belair>



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