

DUPLEX  
**DUDELANGE**  
REF. 8267

1 051 000 €

3 bedrooms

150m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index E



In the heart of the dynamic city of Dudelange, your Unicorn estate agency is delighted to present this spacious 169m<sup>2</sup> (150m<sup>2</sup> living space) duplex apartment.

Particularly well-located, in a quiet residential street, the apartment benefits from close proximity to numerous amenities, with supermarkets, schools, nursing homes, doctors, bus stops and the station just a few steps away.

This bright, ideally located duplex is on the second and top floor of a charming 2-unit residence, a perfect compromise between house and apartment.

On the first floor of this property, you'll find a particularly spacious and bright living room with French windows leading onto the apartment's first balcony. This floor also features a separate fitted kitchen, a bathroom with double washbasin, bath and toilet, 3 bedrooms, a shower room and a separate toilet.

As you climb the spiral staircase of this spacious duplex, you'll find a room of over 40m<sup>2</sup>, currently used as a master suite, which fulfills this role very well thanks to its private bathroom and a space that can be used as a dressing room.

This property is completed by a cellar and a shared laundry room.

A closed garage is available for an additional €85,000.

For further information or to arrange a viewing, please contact our agency on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-8267-vente-duplex-dudelange>



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

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

info@unicorn.lu  
www.unicorn.lu