

TRIPLEX

NIEDERANVEN

REF. 8670

3 733 200 €

7 bedrooms

410m² Surface (m²)

Energetic Index A



Nestled in a green setting in Niederanven, Unicorn Real Estate is pleased to offer for sale this sumptuous, modern triplex with 410 m² of living space, offering top-of-the-range amenities and well-kept outdoor spaces.

Located in an architect-designed residence of just six units, this triplex offers the comfort of a home, combined with the practicality of an apartment.

As soon as you enter, you'll be seduced by a vast hallway leading to a superb 72 m² living room, bathed in natural light. This open-plan space includes a living room, a dining room and a contemporary kitchen, extended by a pantry. For an extra touch of warmth, a closed fireplace can be installed.

The property opens onto a magnificent 30 m² terrace, offering unobstructed views and direct access to a splendid 850 m² private, landscaped garden with south-west exposure. A guest toilet completes this level.

A staircase or private elevator takes you to the second floor, where three spacious bedrooms, each with its own private bathroom or shower room with toilet, await you.

On the top level, a second 55 m² living room, bathed in light thanks to its many bay windows, opens onto a 36 m² terrace overlooking the garden.

This level is also home to a sumptuous 50 m² master suite, comprising a master bedroom, custom dressing room and superb bathroom. This suite has direct access to a private 20 m² terrace, ideal for enjoying balmy evenings in complete privacy.

Designed for a refined living environment, the Ermesinde project is distinguished by its elegant architecture, choice of exceptional materials and omnipresent attention to detail. Every element has been carefully selected to sublimate this exceptional place.

A unique residential experience enhanced by exclusive services: private concierge to cater to your every whim, free electric bicycles for residents to explore the surrounding green spaces, interior designer and landscaper at your disposal to shape your home to your exact



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specifications.

Niederanven is reinventing itself with the Peter Farm project, currently under construction at the entrance to Rue Laach. This innovative project includes housing for senior citizens, a literary café and a community center that will host artists, start-ups and local associations (Club50Plus & Club Senior). This project perfectly embodies the spirit of Niederanven: a dynamic, supportive city that emphasizes social cohesion and innovation, while respecting its rich heritage.

Computer-generated images are non-contractual. Price includes 3% VAT (subject to administrative approval). For further information, please contact us on +352 26 54 17 17.

<https://www.unicorn.lu/en/detail-8670-vente-triplex-niederanven>



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