

# DUPLEX LUXEMBOURG

REF. 8752

5 900 €

Monthly charges : 500€

4 bedrooms

217m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



In a prestigious setting in the heart of the city, your Unicorn Real Estate agency offers this large duplex apartment for rent, with 217m<sup>2</sup> of living space and 58m<sup>2</sup> of terraces and balconies. Entirely renovated with high-quality materials, it offers absolute comfort and refinement. Ideally located in the immediate vicinity of Hamilius, this rare property boasts a breathtaking view over the park, offering a unique living environment combining tranquility and proximity to all amenities.

The first level of this duplex comprises a vast entrance hall, a new fully-equipped kitchen with a functional laundry area, a separate toilet, and a large, very bright 62m<sup>2</sup> living area with a fireplace creating a warm, elegant atmosphere. This level also includes a first bedroom with en-suite shower room, ideal for welcoming guests or for use as an office or spare bedroom.

Upstairs, the space is organized around two first bedrooms, each with its own bathroom, offering perfect privacy for each member of the family. The master suite, the true centerpiece of this duplex, includes an office, a spacious dressing room and a private bathroom, offering unparalleled comfort for moments of relaxation and tranquility.

The property is also complemented by a cellar, offering additional storage space, and a two-car garage, a considerable asset in this sought-after, central neighborhood.

The two terraces and two balconies allow you to take full advantage of the outdoor spaces, ideal for al fresco dining or moments of relaxation while admiring the breathtaking views over the park and the city. This rare property offers the perfect compromise between urban living and serenity, in a privileged environment where elegance and comfort meet on a daily basis.

This exceptional duplex is a real gem that will appeal to prestige property lovers looking for a modern, functional property with character, in one of Luxembourg's most sought-after districts.

For further information or to arrange a viewing, please do not hesitate to contact your



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

info@unicorn.lu  
www.unicorn.lu

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

DUPLEX  
LUXEMBOURG

REF. 8752

5 900 €

Monthly charges : 500€

4 bedrooms

217m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index F



agency on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-8752-location-duplex-luxembourg>



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](mailto:info@unicorn.lu)  
[www.unicorn.lu](http://www.unicorn.lu)