

# APARTMENT

## LUXEMBOURG-HOLLERICH

REF. 8763

846 845 €

2 bedrooms

78.89m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your real estate agency offers this 2-bedroom apartment for sale in the future Berkeley residence. This building is located in the heart of the rapidly changing Hollerich urban district. Designed by renowned architects Tetra Kayser and Archi 2000, the Berkeley residence offers a unique living environment combining nature and modernity, just a few steps from Luxembourg city and its transport network.

Located on the second floor of a small 29-unit condominium, this apartment is perfectly laid out to guarantee optimum comfort, with a bright 36m<sup>2</sup> living space, elegant finishes and high-standard furnishings. It also features two bedrooms, a shower room with laundry facilities and a separate toilet. The apartment benefits from an 8m<sup>2</sup> east-facing balcony on the courtyard side, allowing you to take full advantage of the green surroundings. Take advantage of an exclusive introductory offer of €12,000 excluding VAT to integrate your own fully-equipped kitchen.

Possibility of purchasing a parking space for €65,000 excluding VAT.

Whether you're looking for a Luxembourg pied-à-terre or an investment property, this apartment is ideal, offering landlords a net yield of 2.66% at a market rent of €2,150 excluding charges.

The Berkeley residence is perfectly integrated into an island of greenery, with a private park offering a real bubble of oxygen in the middle of the city. Secured and monitored, it also offers tailor-made services thanks to its concierge service, underground parking with recharging stations and bicycle storage areas.

The Berkeley residence is ideally located, just 250 meters from public transport, with quick access to shops, schools and essential services. Luxembourg train station is just three minutes away, the city center can be reached in ten minutes by streetcar, and the Cloche d'Or shopping center can be reached in fifteen minutes by streetcar. The airport is also only a quarter of an hour away by car.

Designed to blend harmoniously into its surroundings, this residential project stands out for



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its elegant architecture, top-of-the-range materials and privileged living environment. Don't miss this unique opportunity to invest in an exceptional home.

The listed price includes a 3% VAT rate (subject to administrative approval).

For more information, contact us now on +352 26 54 17 17 or by e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.unicorn.lu/en/detail-8763-vente-appartement-luxembourg-hollerich>



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