

**DUPLEX**  
**NIEDERANVEN**  
**REF. 6922**

**1 804 050 €**

3 bedroom(s)  
183.75m<sup>2</sup> Area



In the heart of a green environment in Niederanven, a few steps from the future community center and the literary café, your Unicorn real estate agency is pleased to offer for sale this splendid 183.75m<sup>2</sup> duplex.

As you enter this apartment, located in a two-family house with modern architecture and clean lines, you'll be greeted by an entrance hall leading to the living area. Entirely open-plan, the living space comprises a lounge, dining room and kitchen opening onto a terrace of +/- 26.55 m<sup>2</sup> and a garden of +/- 850m<sup>2</sup>, all facing south-west. Separate toilet facilities are also available on this level.

Accessed by stairs, the upper floor serves the night space. This comprises 3 bedrooms with en suite shower rooms and toilets, 2 of which have dressing rooms.

A storeroom, a utility room and a double garage complete the offer.

Computer-generated images are non-contractual.

The price shown includes a 3% VAT rate (subject to approval by the authorities).

For further information, please contact us on +352 26 54 17 17.

<https://www.loft.lu/en/detail-6922-vente-duplex-niederanven>

**loft**.lu

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

info@loft.lu  
www.loft.lu

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