

# APARTMENT

## LUXEMBOURG-HOLLERICH

REF. 8918

1 184 607 €

2 bedroom(s)

94.73m<sup>2</sup> Area

Energetic Index A



Your real estate agency offers for sale this 2-bedroom penthouse in the future Berkeley residence. This building is located in the heart of the rapidly changing urban district of Hollerich. 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 fourth and top floor of a small 29-unit condominium, this walk-through apartment is perfectly laid out to guarantee optimal comfort, with a bright 38m<sup>2</sup> living space, elegant finishes and high-standard furnishings. It also features two bedrooms, a shower room, a laundry room and a separate toilet. The apartment benefits from a double exposure with a first terrace of 15m<sup>2</sup> facing east, located on the inner courtyard side, allowing you to take full advantage of the verdant surroundings, and a second terrace of 7m<sup>2</sup> accessible from the bedrooms.

A parking space can be purchased for €65,000 plus VAT.

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 guarded, it also offers tailor-made services thanks to its concierge service, underground parking with recharging stations and bicycle spaces.

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

<https://www.loft.lu/en/detail-8918-vente-appartement-luxembourg-hollerich>

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