

# HOUSE LUXEMBOURG

REF. 9288

3 150 000 €

4 bedroom(s)

257m<sup>2</sup> Area

Energetic Index B



Located in Luxembourg-Rollingergrund, your Unicorn real estate agency is pleased to present for sale an exceptional semi-detached house with a resolutely contemporary design.

This remarkable architect-designed house with clean lines and timeless charm offers a unique living environment, a stone's throw from Luxembourg city center, while benefiting from the immediate proximity of a school.

Built in 2021, this unique property offers approximately 260 m<sup>2</sup> of living space on a 6-acre plot of land, ideally oriented to the south and offering unobstructed urban views.

The house captivates with its spectacular volumes, omnipresent light, attention to detail in the use of noble materials, and high-end amenities.

The ground floor opens onto a vast entrance hall equipped with an elevator and a spectacular spiral staircase, the true centerpiece of the interior architecture.

This level also houses a double garage with plenty of storage space and a wine cellar.

On the first floor are:

2 children's bedrooms with their respective English-style balconies and 2 en-suite shower rooms, the elegant and stylish master suite with a large dressing room and an open-plan bathroom.

Next, we come to the fully equipped designer kitchen, which opens onto an impressive living room with 8-meter-high ceilings. The terrace, landscaped garden, and swimming pool are accessible from this level. The top floor comprises an en-suite bedroom with its own bathroom and a fitness area overlooking the living room.

Outside, the perfectly maintained garden is laid out on several levels and features a swimming pool with a counter-current system.

A rare architect-designed property, combining elegance, comfort, and modernity, intended for a

<https://www.loft.lu/en/detail-9288-vente-maison-luxembourg>

**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