

# APARTMENT

## CONTERN

REF. 8923

1 090 000 €

2 bedrooms

98m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



Your Unicorn real estate agency exclusively offers you a property ideally located on the first floor of an intimate, upscale residence. This elegant apartment perfectly embodies the marriage of modern comfort, top-quality amenities and the art of quiet living, just a few minutes from Luxembourg City.

Right from the entrance, natural light floods in generously thanks to large, full-height windows, highlighting the open volumes and carefully selected materials. The vast living space, with its contemporary lines, is organized around a luminous living room with open kitchen featuring refined finishes and integrated AEG equipment, extending harmoniously onto an exceptional 65 m<sup>2</sup> corner terrace. With its dual orientation, this terrace is a true open-air living space, bathed in light from early morning to late evening, with an unobstructed view over a large landscaped garden.

The apartment boasts 98 m<sup>2</sup> of living space, including two elegant bedrooms with custom built-in closets, a spacious master bathroom, a second cleverly designed shower room, a laundry area and a storage room. The property benefits from first-rate technical features: underfloor heating, tiles and noble floor coverings in perfect condition, triple-glazed aluminum windows with mosquito screens, electric blinds, designer light fittings included in the sale.

This exceptional property is complemented by two basement parking spaces, a private cellar and secure access to the common areas, including a bicycle room. Erected in 2021, the building comprises just five units, ensuring calm and discretion in an enclosed environment.

A confidential address, meticulous contemporary architecture and a serene living environment make this apartment a rare opportunity on the Luxembourg real estate market. An ideal property for discerning customers looking for elegance, comfort and tranquility in the immediate vicinity of the capital.

For further information or to arrange a viewing, please contact us on +352 26 54 17 17 or by



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e-mail at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.new.unicorn.lu/en/detail-8923-vente-appartement-contern>



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