

# APARTMENT LUXEMBOURG-KIRCHBERG

REF. 9045

820 000 €

2 bedrooms

90m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index H



Unicorn Real Estate is offering this exclusive apartment of approximately 90 m<sup>2</sup>, ideally located in the heart of Kirchberg, close to the tram, European institutions, and shops.

Located on the first floor of a residence with an elevator, this property offers a quiet setting, excellent light, and an unobstructed view of green surroundings.

The living room, spacious and bright thanks to its south-west orientation, opens onto a 15 m<sup>2</sup> balcony, a real extension of the living space, perfect for enjoying sunny evenings.

The separate, fully equipped kitchen is functional and well integrated.

The sleeping area comprises two bedrooms, a modern bathroom and an entrance hall with built-in storage.

A private cellar and a parking space complete the property.

Highlights:

- Sought-after residential area
- South-west facing, beautiful light
- 15 m<sup>2</sup> balcony with unobstructed view
- Residence with elevator
- Controlled charges: €450/month
- Tram, institutions, and shops within walking distance

A well-balanced, easy-to-live-in property, ideal as a primary residence or a quality investment in one of the most sought-after areas of Luxembourg.

For more information or to arrange a viewing, please contact our agency at +352 26 54 17 17.

<https://www.new.unicorn.lu/en/detail-9045-vente-appartement-luxembourg-kirchberg>



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

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

info@unicorn.lu  
www.unicorn.lu