

# APARTMENT

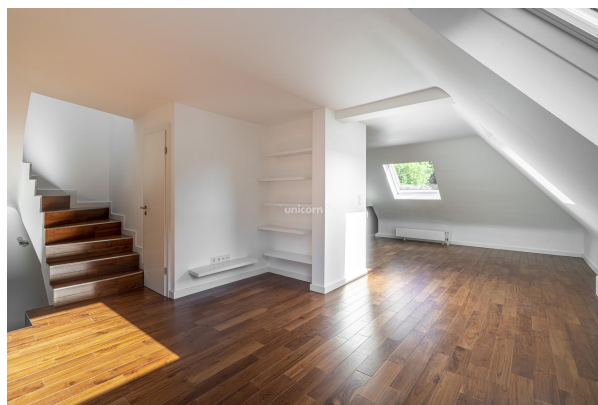
## LUXEMBOURG-ROLLINGERGRUND

REF. 9317

725 000 €

2 bedrooms

82m<sup>2</sup> Surface (m<sup>2</sup>)



Located in one of Luxembourg City's most sought-after residential neighborhoods, your Unicorn real estate agency is pleased to offer for sale this unique 82-square-meter duplex apartment, fully renovated in 2015, in the heart of Rollingergrund—a quiet, green neighborhood just a stone's throw from downtown.

Nestled on the 3rd and top floor of a small, well-maintained building with just 4 apartments, the property immediately captivates with its beautiful solid wood floors spanning both levels, its loft-style spaces bathed in natural light thanks to generous skylights, and its exposed beams that lend it an authentic character.

The first level, spanning 62 m<sup>2</sup>, features a bright living room with a fully equipped open kitchen finished in matte anthracite, a bedroom with a bathroom and walk-in shower, as well as a separate toilet. The second level, measuring 20 m<sup>2</sup> and accessible via an interior wooden staircase, offers an additional bedroom or office space with its own bathroom. A locked garage, an outdoor parking space, and a shared laundry room that can be used for storage complete this property.

Rollingergrund is one of the few neighborhoods in the capital to combine a green setting, absolute tranquility, and immediate proximity to the city center, Limpertsberg, and all daily amenities.

For more information or to schedule a viewing, contact our Unicorn agency at +352 26 54 17 17 or by email at [info@unicorn.lu](mailto:info@unicorn.lu)

<https://www.new.unicorn.lu/en/detail-9317-vente-appartement-luxembourg-rollingergrund>



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