

VILLA BERTRANGE

REF. 9367

3 950 000 €

5 bedrooms

470m² Surface (m²)

Energetic Index A



Your Unicorn Real Estate Agency – Christie's International Real Estate is pleased to offer for sale, on an exclusive basis, an exceptional contemporary property located in Bertrange, with a gross floor area of over 600 m² (470 m² net), set on landscaped grounds of over 12 ares, where architecture, light, and technology come together with remarkable elegance. Behind a deliberately minimalist façade lies a residence designed with meticulous attention to detail, offering a rare balance between entertaining spaces, family comfort, and wellness amenities, all set in the heart of a privileged residential neighborhood.

From the moment you enter, the spaciousness of the rooms is striking. The architectural lines—understated and timeless—take a back seat to the abundant light that floods every space throughout the day. The immense floor-to-ceiling windows naturally extend the living areas onto the terraces and into the garden, creating a seamless flow between indoors and outdoors.

The main level centers around a spectacular 155m² reception area where the living room, dining room, and high-end kitchen form a perfectly harmonious whole. Designed as much for entertaining as for everyday living, these spaces offer remarkable fluidity and a special connection to the outdoors. An elegant billiards room opening onto the living room, as well as a true private movie theater, complete this floor, affirming a design resolutely focused on the art of living.

Outside, the landscaped garden serves as a true oasis of greenery. A series of terraces, each facing a different direction, allow you to enjoy the sun at any time of day, while the stone pathways and carefully selected plantings discreetly highlight the architecture. The entire space exudes a peaceful, intimate, and particularly refined atmosphere.

The upper floor features a sleeping area entirely dedicated to comfort. The master suite includes a spacious, custom-built walk-in closet, an elegant bathroom, and direct access to a generous private terrace offering an unobstructed view of the gardens. Two of the three other bedrooms are each spacious and feature their own bathroom and walk-in closet, ensuring a level of privacy and comfort rarely found for every occupant.



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Accessible via an elevator connecting the three levels, the basement reveals one of this property's most exclusive features. A true sanctuary for well-being, it houses a fitness room that opens directly onto an intimate terrace equipped with a jacuzzi. Designed as a private spa, this space offers an exceptional setting for relaxation, seamlessly integrated with the outdoor areas.

The villa also features a comprehensive home automation system controlling the home's main systems, ample custom-built storage, and a spacious double garage, all of which complement the technical specifications befitting this exceptional property.

Located in Bertrange, one of the most sought-after municipalities in the Grand Duchy, this property enjoys a prime location that combines residential tranquility with immediate proximity to Luxembourg City. International schools, the shops at City Concorde and Belle Étoile, sports facilities, and major highway access points are all just minutes away. A rare living environment where everyday comfort, mobility, and quality of life come together harmoniously.

Rare for its spaciousness, level of amenities, and quality of design, this property is ideal for clients seeking a home where contemporary architecture, technology, and well-being come together to offer an exceptional lifestyle.

Contact your Unicorn – Christie's International Real Estate office for further information at +352 26 54 17 17

<https://www.new.unicorn.lu/en/detail-9367-vente-villa-bertrange>



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