

Luxembourg-Limpertsberg – Luxembourg-Limpertsberg

# Luxurious 3 bedroom apartment for sale in Limpertsberg

*Property ID: LU231953665*



**PURCHASE PRICE: 1.600.000 EUR • LIVING SPACE: ca. 124 m<sup>2</sup>**

Property ID: LU231953665 - L-2520 Luxembourg-Limpertsberg – Luxembourg-Limpertsberg

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- All about the location
- Other information
- Contact partner

Property ID: LU231953665 - L-2520 Luxembourg-Limpertsberg – Luxembourg-Limpertsberg

## At a glance

Property ID	LU231953665
Living Space	ca. 124 m <sup>2</sup>
Floor	2
Bedrooms	3
Bathrooms	2
Year of construction	1981
Type of parking	1 x Underground car park

Purchase Price	1.600.000 EUR
Total Space	ca. 124 m <sup>2</sup>
Condition of property	Like new
Construction method	Solid
Equipment	Guest WC, Built-in kitchen

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## Energy Data

Type of heating	District heating	Energy Certificate	Energy demand certificate
Power Source	District heating	Energy efficiency class	F
		Year of construction according to energy certificate	1981

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## The property



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## Floor plans



Les mesures et plan sont données à titre purement indicatif et non contractuel

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: LU231953665 - L-2520 Luxembourg-Limpertsberg – Luxembourg-Limpertsberg

## A first impression

Von Poll presents for sale this luxurious crossing apartment of 124 m<sup>2</sup> renovated in 2018. The location and panoramic view of this apartment enchants you as soon as you enter the living room. The very spacious entrance hall offers a clearance, built-in wardrobes and a guest WC. The living / dining room offers breathtaking views of the city. The quartz kitchen, fully equipped, adds a cozy touch to this apartment. The floor is oiled teak. A night hall leads to the 3 bedrooms facing the back of the apartment. One of the rooms has a balcony. The master bedroom is equipped with cupboards and the adjoining bathroom is equipped with a balneotherapy bath. A washing machine room is located in the apartment. All connections are available, WIFI, internet, fiber optics. A large and spacious Italian shower room is integrated in the apartment. Parking and 1 cellar complete this property. A security door and a doorphone ensure good security.

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## All about the location

Located in the sought after area of Limpertsberg, the apartment is close to schools and access to different areas of the city. Numerous restaurants, supermarkets, doctors, clinics, local shops and nurseries can be found in the heart of the Limpertsberg district. In addition, the stop of the new Luxembourg tram that connects the district of Limpertsberg to that of Kirchberg and the city center and the central station is just a few steps from the apartment. The Kirchberg is 500 m away, the city center is 600 m away and the airport is 9 km away.

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## Other information

All indications in the present document are based exclusively on the information made available to us by our customers. We do not assume any guarantee as to the completeness, accuracy and timeliness of these indications. The notary fees and registration fees in the land register are borne by the buyer. The sales commission is the responsibility of the seller, who has signed the sales mandate with our agency.

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## Contact partner

For further information, please contact your contact person:

VON POLL REAL ESTATE Limpertsberg

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6, avenue Pasteur Limpertsberg  
E-Mail: [limpertsberg@von-poll.com](mailto:limpertsberg@von-poll.com)

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