

# HOUSE

## LUXEMBOURG

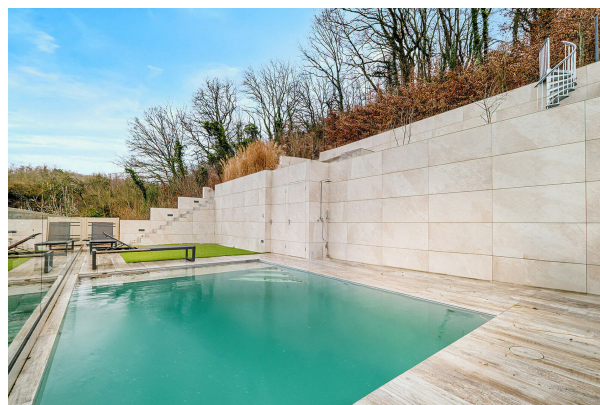
REF. 9288

2 950 000 €

4 bedroom(s)

257m<sup>2</sup> Area

Energetic Index B



Located in Luxembourg-Rollingergrund, your Unicorn real estate agency is pleased to present for sale an exceptional semi-detached home featuring a distinctly contemporary design.

This remarkable architect-designed home, with its clean lines and timeless charm, offers a unique living environment just a stone's throw from Luxembourg City Center, while benefiting from the immediate proximity of a school.

Built in 2021, this unique property offers approximately 260 m<sup>2</sup> of living space on a 6-are lot ideally oriented due south and offering an unobstructed urban view.

The home captivates with its spectacular proportions, abundant natural light, the care taken with high-quality materials, and its top-of-the-line finishes.

The ground floor opens onto a spacious entry hall equipped with an elevator and a spectacular spiral staircase, a true centerpiece of the interior architecture.

This level also features a double garage with ample storage and a wine cellar.

On the first floor are:

2 children's bedrooms, each with its own en-suite bathroom, and 2 adjoining shower rooms, as well as the elegant and stylish master suite with a large walk-in closet and an open-concept bathroom.

From there, we enter the fully equipped designer kitchen, which opens onto an impressive living area featuring 8-meter-high ceilings. The terrace, landscaped garden, and pool are accessible from this level. The top floor features an en-suite bedroom with its own private bathroom and a fitness area overlooking the living room.

Outside, the perfectly maintained garden, laid out on several levels, features a swimming pool with a counter-current system.

A rare architect-designed property, combining elegance, comfort, and modernity, intended for a

<https://www.loft0692.loft.lu/en/detail-9288-vente-maison-luxembourg>

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