

# Apartment 2 BEDROOMS - Luxembourg-Limpertsberg

Price: 1.575.000 €

Reference: 5415647

LIMPERTSBERG : Rare opportunity > beautiful light flat with most pleasant views located on the 2nd floor of a small 16 units condominium, with terraces - not overlooked - on both sides ; the apartment building has two entrances and is located in an impasse with no traffic. Quiet well inhabited neighbourhood. The land register weighted floor space (surface utile pondérée cadastrale) is of 108,08m<sup>2</sup> ( > 1163,4 ft<sup>2</sup>) + 15,7 m<sup>2</sup> (169ft<sup>2</sup>) of terraces; for amateurs of panoramic views with no future possible constructions both at the back and at the front of the building. This flat property comes with a parking lot of 15m<sup>2</sup> ( > 161,4 ft<sup>2</sup> ) located in a secured space with automatic entrance door) and a cellar/dry utility room of circa 12m<sup>2</sup> ( > 129,1 ft<sup>2</sup>). The flat was brought to the bear bricks and fully renovated with pricey material between 2019 and 2020.

The flat is divided in two distinct areas :

A day zone composed of a spacious entrance lobby, a guest restroom, a large living and dining room with a terrace access, a new fully fitted kitchen with direct access to the terrace overlooking the valley. An artist studio style window visually connects the kitchen and the dining room.

A night zone composed of a small distribution hall with access to a large bathroom, a fitted walk-in wardrobe and two large bedrooms of 16 m<sup>2</sup> ( > 172.2 ft<sup>2</sup>) each, plus one balcony for each of the bedrooms overlooking a small wooded park.

The apartment building is very well maintained. It also has an external solarium surrounded by trees, a heated laundry room with private secured sockets and water access ready for a washing machine and a dryer + two bikes storage spaces.

## Specifications

### Inside

- Utilityroom
- Pets Allowed

### Outside

- Terrace
- Balcony

### Comfort



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- Elevator
- Electric shutters

## Heating

- Gas heating

## Car

- Garage

## Security

- Armored door
- Videophone



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