Luxembourg-Merl

# New penthouse with south-facing terrace in a new residence in front of Merl park

***Property ID: LU211953454_10***

**PURCHASE PRICE: 2.454.278 EUR • LIVING SPACE: ca. 127.01 m$^2$**

**Property ID: LU211953454_10 - L-2233 Luxembourg-Merl**


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

**Property ID: LU211953454_10 - L-2233 Luxembourg-Merl**

# At a glance

| | |
|---|---|
| Property ID | LU211953454_10 |
| Living Space | ca. 127.01 m² |
| Roof Type | Gabled roof |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Year of construction | 2023 |
| Type of parking | 2 x Underground car park, 65100 EUR (Sale) |

| | |
|---|---|
| Purchase Price | 2.454.278 EUR |
| Type | Penthouse |
| Condition of property | First occupancy |
| Usable Space | ca. 135 m² |
| Equipment | Terrace, Guest WC |

Property ID: LU211953454_10 - L-2233 Luxembourg-Merl

# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Power Source | Gas |
| Energy information | At the time of preparing the document, no energy certificate was available. |

| | |
|---|---|
| Energy efficiency class | A |

**Property ID: LU211953454_10 - L-2233 Luxembourg-Merl**

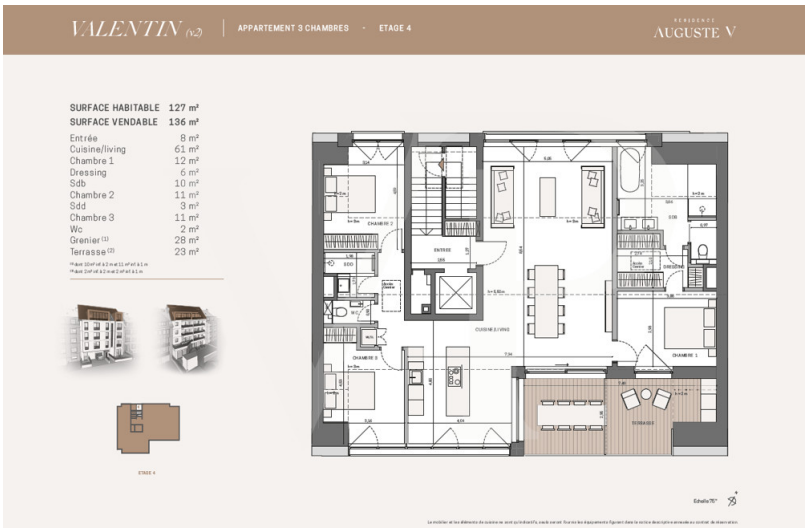
# The property

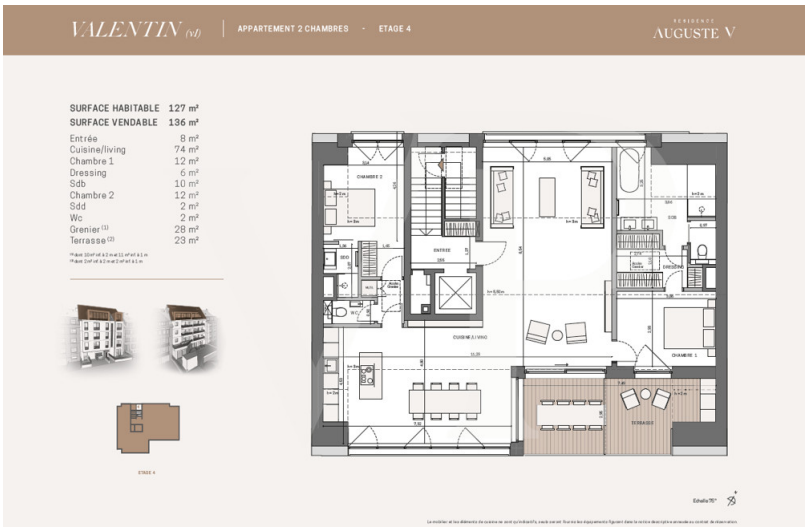
**Property ID: LU211953454_10 - L-2233 Luxembourg-Merl**

# The property

**Property ID: LU211953454_10 - L-2233 Luxembourg-Merl**

# Floor plans




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: LU211953454_10 - L-2233 Luxembourg-Merl

# A first impression

**!! Building started!!**

**New penthouse with south-facing terrace in a new residence in front of Merl park**

**Nestled 50 meters from Parc Merl, facing south and of high standing, Von Poll Real Estate Luxembourg exclusively offers this magnificent 2 or 3 bedroom penthouse of ± 136 m² for sale with its loggia-terrace of ± 23 m² off-plan.**

**The only apartment on the top floor of this new residence with modern and timeless lines, this crossing apartment of ± 127 m² interior living space will seduce you with the quality of its finishing materials (visual finishes included in the specifications, excluding the kitchen), its luminosity and its magnificent south-facing terrace.**

**The elevator arrives directly without the penthouse and opens onto an 8 m² entrance hall allowing you to welcome you with a cloakroom and opens onto the living room and its ceiling height of ± 5.5 m.**

**At the rear, south side, the day part accommodates a living room of ± 74 m² (61 m² for the 3 bedroom version) with an open kitchen area, a living room, and a dining room with access to the terrace thanks to a a bay window.**

**The night area consists of 3 bedrooms including a parental suite (± 28 m²) with its dressing room and its bathroom. A second bathroom is accessible from the other two bedrooms.**

**The terrace, of ± 23 m², is composed of a covered space, an open space and a storage space that can accommodate a summer kitchen.**

**The 2 attics, for an additional 28 m², are sold with skylights, light points and electrical outlets.**

**The interior design can be adapted to the wishes of the purchaser.**

**It is possible to acquire 1 or 2 indoor parking spaces in the residence.**

**The sale price displayed for the whole is understood to include 3% VAT, subject to acceptance of the purchaser's file by the competent administration.**

Property ID: LU211953454_10 - L-2233 Luxembourg-Merl

# All about the location

**This 10-apartment residence is located on the border between the highly sought-after areas of Merl and Belair. 50 meters from Parc Merl, the residence occupies a central urban position and allows its occupants to get around easily on foot, by bike or by car.**

**Nearby are restaurants, grocery stores, hairdressers and other neighborhood services.**

**The city center is 1.6 km / The central station is 1.9 km / The airport is 11 km**

Property ID: LU211953454_10 - L-2233 Luxembourg-Merl

# 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.**

**Property ID: LU211953454_10 - L-2233 Luxembourg-Merl**

# Contact partner

**For further information, please contact your contact person:**

**VON POLL REAL ESTATE Limpertsberg**

**6, avenue Pasteur, L-2310 Luxembourg**
**Tel.: +352 26 47 98**
**E-Mail: limpertsberg@von-poll.com**

*To the Disclaimer of von Poll Immobilien GmbH*

**www.von-poll.com**