



FURNISHED APARTMENT

# Luxembourg Kirchberg

51	1	1	1	1	1
sqm living surface	bedroom	bathroom	terrace	garden	cellar

€ 3,100  
Rental charges : € 230

Charming apartment of 51 m<sup>2</sup>, with a 4 m<sup>2</sup> terrace and an exclusive 25 m<sup>2</sup> garden, located on the ground floor of the Magellan residence in Luxembourg-Kirchberg.

Built in 2023 and designed by the interior architecture firm Peelvrouw, this bright apartment opens directly onto the main room, including a furnished living room with two armchairs and a Roche Bobois bookcase, a dining room with table, chairs, and buffet, as well as an open and fully equipped Bulthaup kitchen with all appliances, including a Gaggenau oven and kitchen utensils.

The 11 m<sup>2</sup> bedroom is also equipped with Roche Bobois furniture and a Sofitel MyBed Luxe bed. It can be opened to the main room with a curtain, offering additional flexibility to extend the living space.

Ideally located close to all amenities (supermarket, airport, public transport, hospital, etc.), this apartment benefits from luxury finishes, such as Michelini marble throughout. The main room and the bedroom feature floor-to-ceiling triple glazed windows, offering views of a lush garden facing a forest.

The bathroom, with a practical Italian shower and entirely covered in marble, is also equipped with a Bluetooth audio system and a laundry area including a washing machine, a dryer, as well as an iron and an ironing board.

This set is completed by a 12 m<sup>2</sup> cellar and a bicycle storage room, both easily accessible via two elevators, as well as two hours of cleaning per week included in the charges.

#### Options

An indoor parking space in the basement of the residence, equipped with a charging point for electric vehicles, can be rented for an additional €200 per month.

Rental for liberal professions (administrative authorization already obtained), short-term rental, as well as high-speed Wi-Fi (1 Gbps) and a smart TV can be negotiated upon request.

#### Residence

The Magellan residence benefits from the highest quality standards in Luxembourg, such as the AAA energy class, facades and interiors entirely covered with natural stone, large triple-glazed windows, underfloor heating, double-flow ventilation, and smoke detectors. Secured at its main entrances by a video surveillance system, the Magellan residence is located in a unique environment, on the edge of woods and bordered by a vast green space. A concierge is also available on site during working hours.

#### Location

The Magellan residence is within walking distance (5 to 20 minutes) of the European Institutions, financial institutions (banks and national and international audit companies, etc.), Kirchberg Hospital, as well as the Philharmonie, the Mudam museum, the Kinépolis cinema, the La Coque sports center, the Auchan shopping center (with supermarket, 50 shops, and 19 restaurants), and the Luxexpo exhibition center.

#### Transport

Findel Airport is 10 minutes away by car and major national and international roads are 5 minutes away. The city of Luxembourg also offers an excellent free public transport network, consisting of buses and trams, as well as extensive cycle paths.

#### CONTACT



Bob Kieffer

+352 20 19 19

+352 691 250 226

[bkieffer@sothebysrealty.lu](mailto:bkieffer@sothebysrealty.lu)