

for sale apartment in luxembourg-weimershof



**location**  
luxembourg-weimershof

**rooms**  
3

**surface**  
114 m<sup>2</sup>

**description**

RESERVED

Located on the 1st floor at the back of the high-end residence JUCE, this elegant 3-bedroom apartment benefits from a particularly quiet environment and a beautiful open view — a real luxury in Kirchberg.

With a land registry area of 106.81 m<sup>2</sup>, this property stands out for its perfectly balanced layout, designed to offer comfort, brightness and functionality on a daily basis.

A spacious and bright living space

The core of the apartment revolves around a superb 30.72 m<sup>2</sup> living room, bright and pleasant, extended by a 9.24 m<sup>2</sup> rear balcony, ideal for

enjoying a quiet moment.

The separate kitchen (approx. 7.60 m<sup>2</sup>) harmoniously complements the living area.

A true family apartment, well thought out

The sleeping area offers 3 comfortable-sized bedrooms:

- Bedroom 1: 18.33 m<sup>2</sup>
- Bedroom 2: 13.96 m<sup>2</sup>
- Bedroom 3: 11.03 m<sup>2</sup>

The apartment has two shower rooms (approx. 5.54 m<sup>2</sup> and 2.86 m<sup>2</sup>) as well as a separate WC (approx. 2.49 m<sup>2</sup>) — a real plus for family use. An entrance hall, a night hall and a storage room complete the set for a practical and organized daily life.

The apartment also benefits from a second side balcony of 5.35 m<sup>2</sup>, providing additional breathability and enhancing the feeling of outdoor space.

Address: Kirchberg – Rue des Muguets

Land registry area: 106.81 m<sup>2</sup>

Exterior: 2 balconies (9.24 m<sup>2</sup> + 5.35 m<sup>2</sup>)

3 bedrooms | 2 shower rooms | separate WC

Sale price including all taxes 3% subject to approval by the registration administration.

Agency fees are paid by the seller.

An indoor parking space is available for €50,000 excluding VAT, extra.

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We are available at +352 26 86 13 or by email at [info@property.lu](mailto:info@property.lu) to assist you in your search and offer properties suited to your needs.

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**amenities**

floor number : 1  
lift  
separate wc  
cellar  
reinforced door  
heat pump  
balcony  
terrace surface : 9.24m<sup>2</sup>

surface de la terrasse : 9.24m<sup>2</sup>  
separate shower  
videophone  
triple glazing  
underfloor heating  
communal heating  
number of covered parkings : 1  
vmc double flux

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**5 pictures available  
with this QR code:**





**TYPE 3  
APPARTEMENT 3 CHAMBRES AVEC BALCONS**

Surface cadastrale	106,81 m <sup>2</sup>
Balcons façade arrière	9,34 m <sup>2</sup>
Balcons façade latérale	9,36 m <sup>2</sup>
Surfaces habitables	
Hall d'entrée	4,29 m <sup>2</sup>
Cuisine	3,52 m <sup>2</sup>
Séjour	30,77 m <sup>2</sup>
Chambre	2,02 m <sup>2</sup>
Hall de nuit	2,02 m <sup>2</sup>
Chambre 01	13,33 m <sup>2</sup>
Salle de douche 01	5,54 m <sup>2</sup>
WC	2,48 m <sup>2</sup>
Salle de douche 02	2,92 m <sup>2</sup>
Chambre 02	13,36 m <sup>2</sup>
Chambre 03	11,03 m <sup>2</sup>

property\*



VUE EN PLAN - NIV 03 1:200



VUE EN PLAN - NIV 03 1:75

PROJET	
N° Proje	2021-01-01
Client	SAEVA S.A.
Architecte	CEA Architecture S.A.
Projet	Résidence JACE
115, Rue des Forges L-1019 Luxembourg	
Plan	Plan de vente - type
TYPE 3 - APPARTEMENT 3 CHAMBRES AVEC BALCONS	
Plan	
Etat	
Scale	1/25, 1/200
08.10.20	08.10.20
08.10.20	08.10.20
08.10.20	08.10.20