



**Residence**  
1010m<sup>2</sup>  
Walferdange

**8 854 496€**



Nestled in the heart of Walferdange, just 11 minutes from Luxembourg City, Résidence Melbourne offers an exceptional living environment where modernity and nature meet in harmony. Comprising 9 apartments spread over a total surface area of 1,010 m<sup>2</sup>, it features refined architecture, noble materials and top-of-the-range amenities. Each apartment, ranging in size from 58.93 to 138.12 m<sup>2</sup>, is designed to combine comfort and well-being. 1 to 3 bedrooms, bright spaces, walk-in closets and intelligent layouts guarantee a warm, functional atmosphere. The first floor opens onto private terraces and gardens, perfect for immersing yourself in nature. Inside, everything has been designed to offer unrivalled quality of life. Underfloor heating, triple-glazed windows, high-efficiency mechanical ventilation, electric shutters, security doors... Every detail reflects the special attention paid to energy efficiency and everyday comfort. A private garage with remote-controlled opening, cellars and bicycle...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : -  
Area : 1010m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

 **Immoneuf**

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 **<https://www.immoneuf.lu/detail-2234815>**