



BlocHome

CLAPTON RESIDENCE

Located in the heart of Luxembourg-City

73 Rue de Cessange, L-1320 Luxembourg



ABOUT BLOCHOME

BlocHome is a new, fast, simplified and highly secure way for anyone to access the real estate market.

We enable you to access property ownership with only 1,000 euros! Thus, you can buy and sell real estate in just a few clicks via tokens representing shares in the legal entity that owns the growing real estate portfolio. This allows you to benefit like an owner.

Our real estate projects are rigorously selected by our experienced industry experts so that our clients can take advantage of first-class investment opportunities.

- 2** Luxembourg-Cessange
- 3** Clapton Residence
- 5** Garden floor
- 9** Apartments
- 14** Penthouse
- 18** Living in Luxembourg



LOCATION

The Cessange residential area is located at the southern border of the capital city.

It benefits from the proximity of:
major highways / 23 bus stops in the residential area / 1 vel'OH! station / 2 car parks / 13 parking spaces for people with reduced mobility

LEISURE AND RELAXATION

The residential neighborhood is in the immediate vicinity of the Cessange park and also has 8 playgrounds, 1 soccer and beach volleyball field, 1 cultural center, the Boy Konen Stadium, the Boy Konen Bike Park, 1 sports hall and 2 fitness centers.

SCHOOLS AND FACILITIES

There are several schools and educational facilities in the neighborhood.

GROWING RESIDENTIAL AREA

Today, Cessange is one of the fastest growing residential areas of the city. Its population has doubled in just a few years.

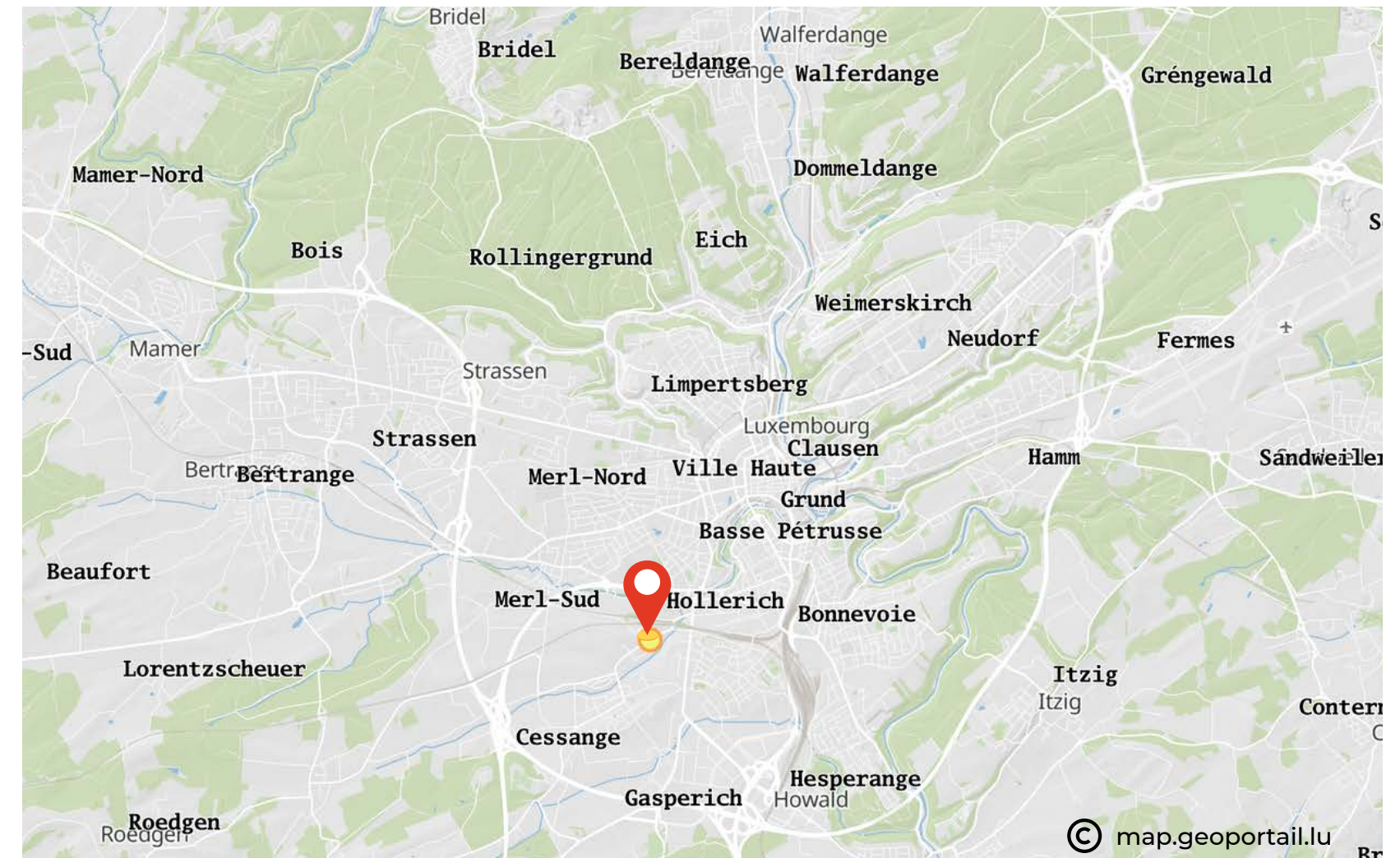
NATURE

The Clapton Residence is close to the Pétrusse valley, which is a place of walk for families and training for runners and cyclists.

Luxembourg-Cessange is a residential, cosmopolitan and multicultural neighborhood. It offers a wide variety of amenities for residents as well as leisure, schools, shops and beautiful green spaces.

Ideally located, just **5 minutes** from the center of Luxembourg-City, bordering the popular districts of Gasperich and the Cloche d'Or to the east, Merl and Hollerich to the north, the neighborhood is close to the cross of Cessange and the main freeway accesses to Belgium, France and Germany.

The Clapton Residence is located at *73 Rue de Cessange, L-1320 Luxembourg.*



For more information:

<https://www.vdl.lu/en/city/glance/luxembourg-citys-24-districts/cessange>



CLAPTON Residence

DISCOVER AN EXCEPTIONAL RESIDENTIAL BUILDING WITH REFINED SERVICES.

"The Clapton residence" offers apartments with top-of-the-range finishing touches, extended by vast terraces opening onto enchanting views.

The residence benefits from a space entirely dedicated to relaxation around its landscaped garden.

All garages are located in the basement, ensuring absolute security. There are so many services to guarantee you a unique living environment in the Luxembourg-Cessange district.

The Clapton residence is located in a large common garden, ideal for children and barbecues. It allows you to live in the heart of Luxembourg's capital while enjoying the proximity of parks and forests.

WHAT IS IN THE CLAPTON RESIDENCE ?

- 1 garden level with terrace and private garden
- 3 apartments with terrace and 1 bedroom
- 3 apartments with terrace and 2 bedrooms
- 1 penthouse with terrace and 2 bedrooms with private bathroom (private elevator)
- 1 private garage
- 4 parking spaces in the basement

This exceptional residence, built with **sustainable materials** and powered by **green energy**, consists of luxury apartments located in one of the most fashionable areas of the capital: Luxembourg-Cessange.

A sustainable construction with ecological materials

Our residence was developed in accordance with **sustainable construction principles using ecological materials**. Its **modern facade** recalls all the finishing touches deployed in each interior. Its woodwork complies with the standards for **low-energy residences**.

Each apartment is equipped with **triple glazed windows**. They are complemented by **Raffstore-type electric sunshades**. This makes it possible to **fully enjoy the light without the risk of overheating**.

This building, with **very low energy consumption** will have controlled mechanical ventilation (with programmable regulation) and floor heating with individual regulation per room.

CHARACTERISTICS:

- First class sanitary facilities, design DURAVIT Philipp Starck and Hansgrohe.
- High quality tiles or parquet.
- Wooden terraces from sustainably managed forests, 100% FSC certified.
- Apartments with security doors.
- Washing machine inside each apartment.
- Videophone for visitors.
- Indoor parking.
- Mailbox for parcels and other services connected with delivery notice.

DESIGN:

BlocHome consist of innovative and talented professionals who turn homes / apartments into stylish and comfortable place to live for the tenants.



Click here for the virtual tour !



Description

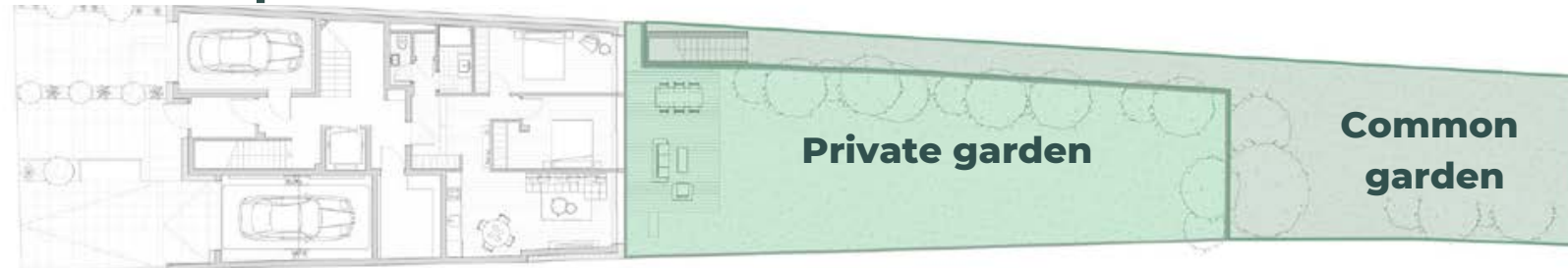
Discover this unique apartment of +/- 74m², with a private garden of 155m². Its large bay windows will allow tenants to take full advantage of the light throughout the day and access the 23m² terrace.

Facing south, it runs along the entire apartment and offers an incredible view of nature.

VIEW FROM THE DINING ROOM TOWARDS THE GARDEN



Garden plan



Surfaces

Apartment	74 m ²
Terrace + Garden	155 m ²
TOTAL	229 m²



Scale: **1:100**

North: 

Specifications

This huge apartment, bathed in light, is located on the first floor of the Clapton residence.

It offers tenants all the pleasures of a private garden, directly accessible from each of its rooms.

Ceiling height of about 3m.

Legend

1	Entrance	7	Shower room
2	Kitchen	8	Separate toilet
3	Dining room	9	Storage room
4	Living room	10	Private garage
5	Bedroom 1	11	Terrace
6	Bedroom 2	12	Private garden

VIEW FROM THE LIVING ROOM TO THE GARDEN



VIEW FROM THE BEDROOM TO THE GARDEN



FIRST, SECOND AND THIRD FLOORS

Description

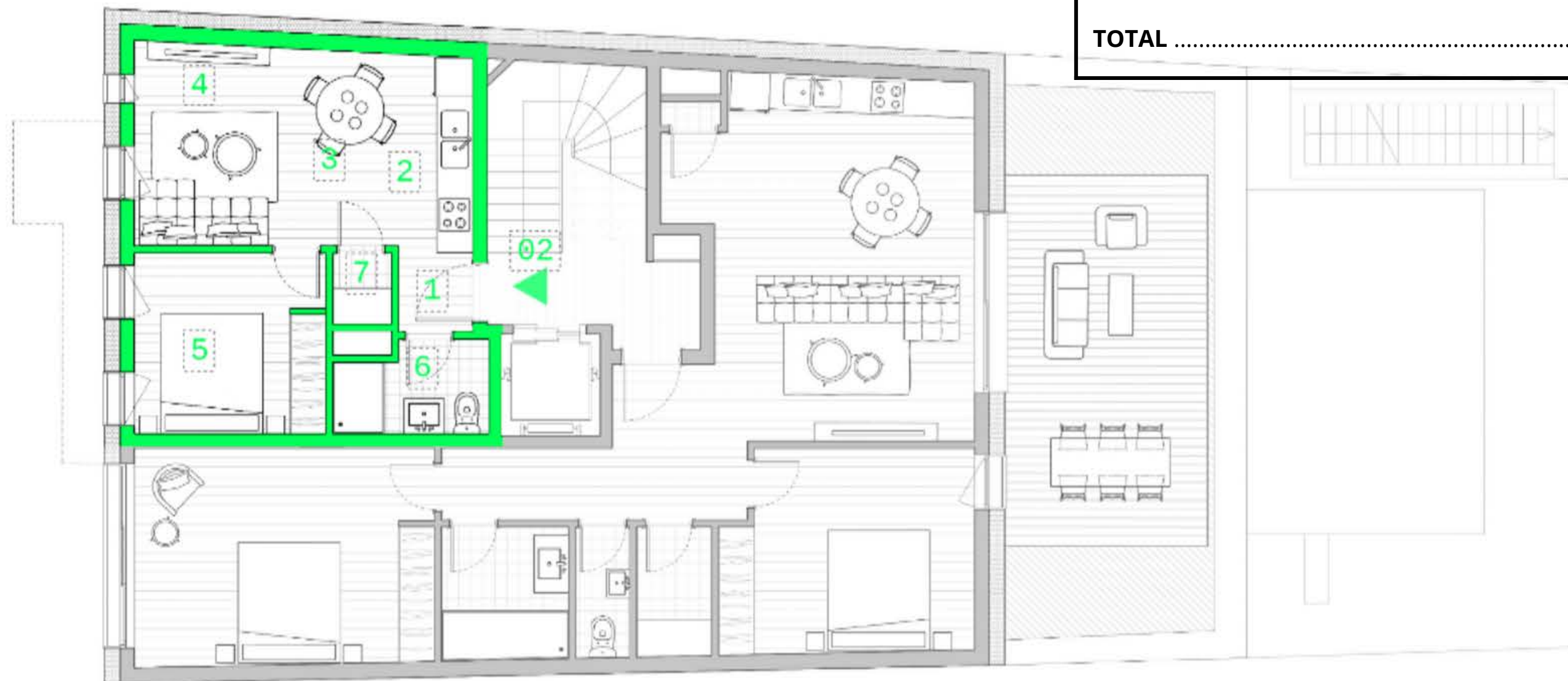
On the first, second and third floors the residence has two bright apartments per floor including:

- 1 apartment with garden view
- 1 apartment with street view



Surfaces

Apartment	35 m ²
TOTAL	229 m²



Scale: **1:100**

North: 

Specifications

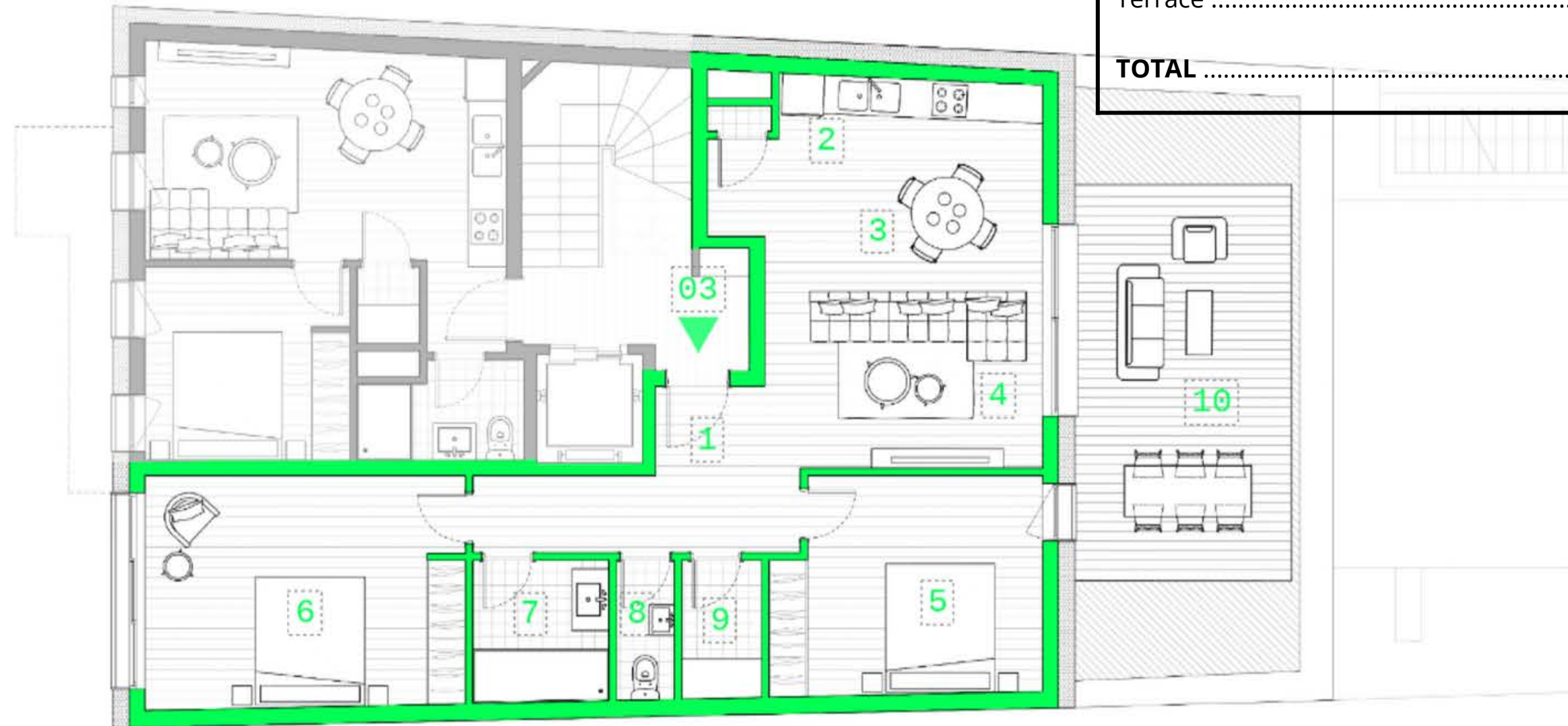
This apartment of 35 m² consists of a bedroom, a living room with an open kitchen, and a shower room.

Legend


- | | |
|----------------------|---------------------------------------|
| 1 Entrance | 5 Bedroom (10 m ²) |
| 2 Kitchen | 6 Shower room |
| 3 Dining room | 7 Storage room |
| 4 Living room | |

Surfaces

Apartment	80 m ²
Terrace	20 m ²
TOTAL	100 m²



Scale: **1:100**

North: 

Specifications

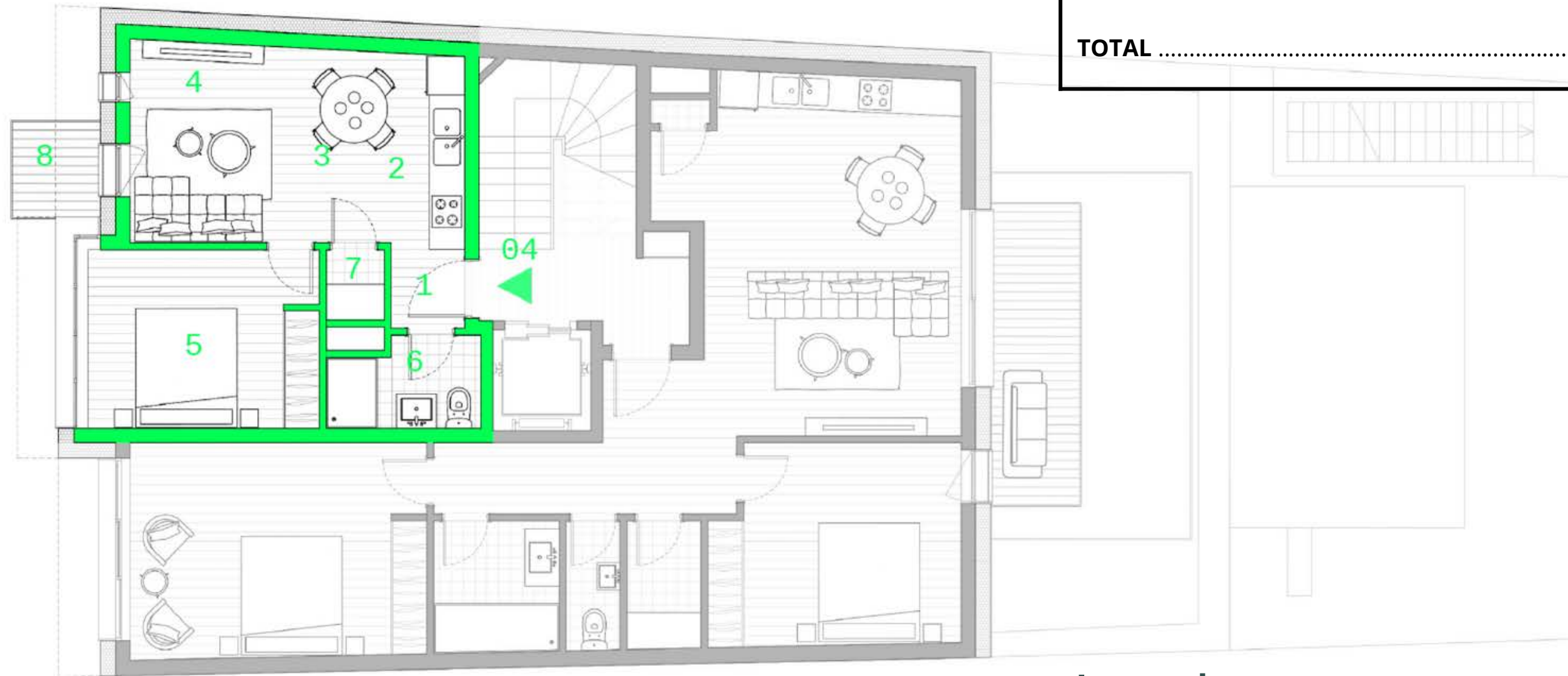
This huge apartment, bathed in light, is located on the first floor of the Clapton residence. It offers two large bedrooms and an open kitchen overlooking the living room. The living room as well as one bedroom have direct access to the large terrace.

Legend


- | | |
|-----------------------------------------|-----------------------------------------------------------------------------|
| 1 Entrance | 6 Bedroom 2 (18 m ²) |
| 2 Kitchen | 7 Bathroom |
| 3 Dining room | 8 Separate toilet |
| 4 Living room | 9 Storage room |
| 5 Bedroom 1 (14 m ²) | 10 Terrace of 20 m ² facing south with view on the fields |

Surfaces

Apartment	38 m ²
Balcony	3 m ²
TOTAL	41 m²



Scale: **1:100**

North: 

Specifications

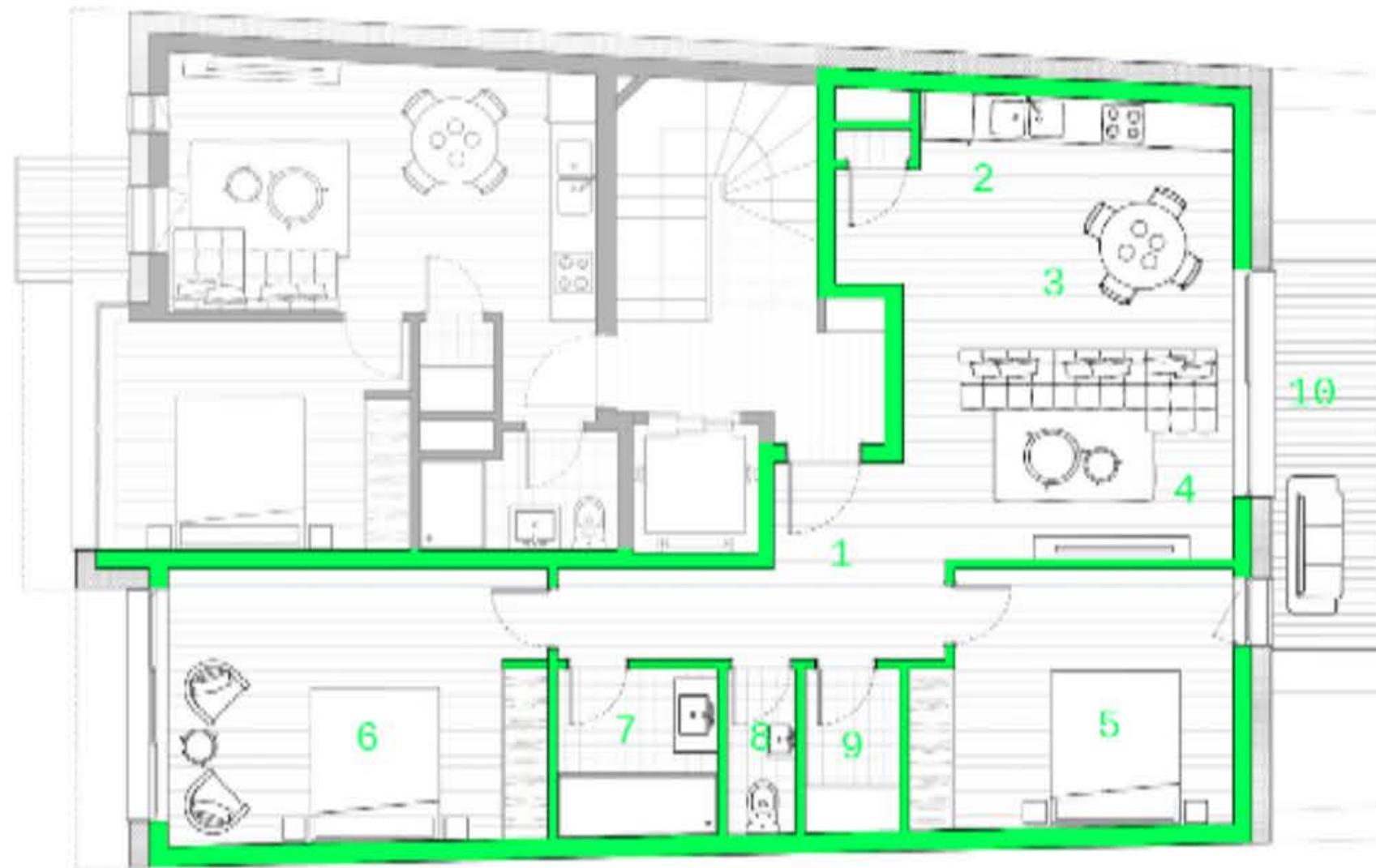
This beautiful apartment of 38 m² consists of a bedroom and a living room with open kitchen. There is also a shower room, a small storage room as well as a balcony of 3 m²

Legend


- | | |
|----------------------|----------------------------------------|
| 1 Entrance | 5 Bedroom 1 (10m ²) |
| 2 Kitchen | 6 Shower room |
| 3 Dining room | 7 Storage room |
| 4 Living room | 8 Balcony |

Surfaces

Apartment	80 m ²
Terrace	8 m ²
TOTAL	88 m²



Scale: **1:100**

North: 

Specifications

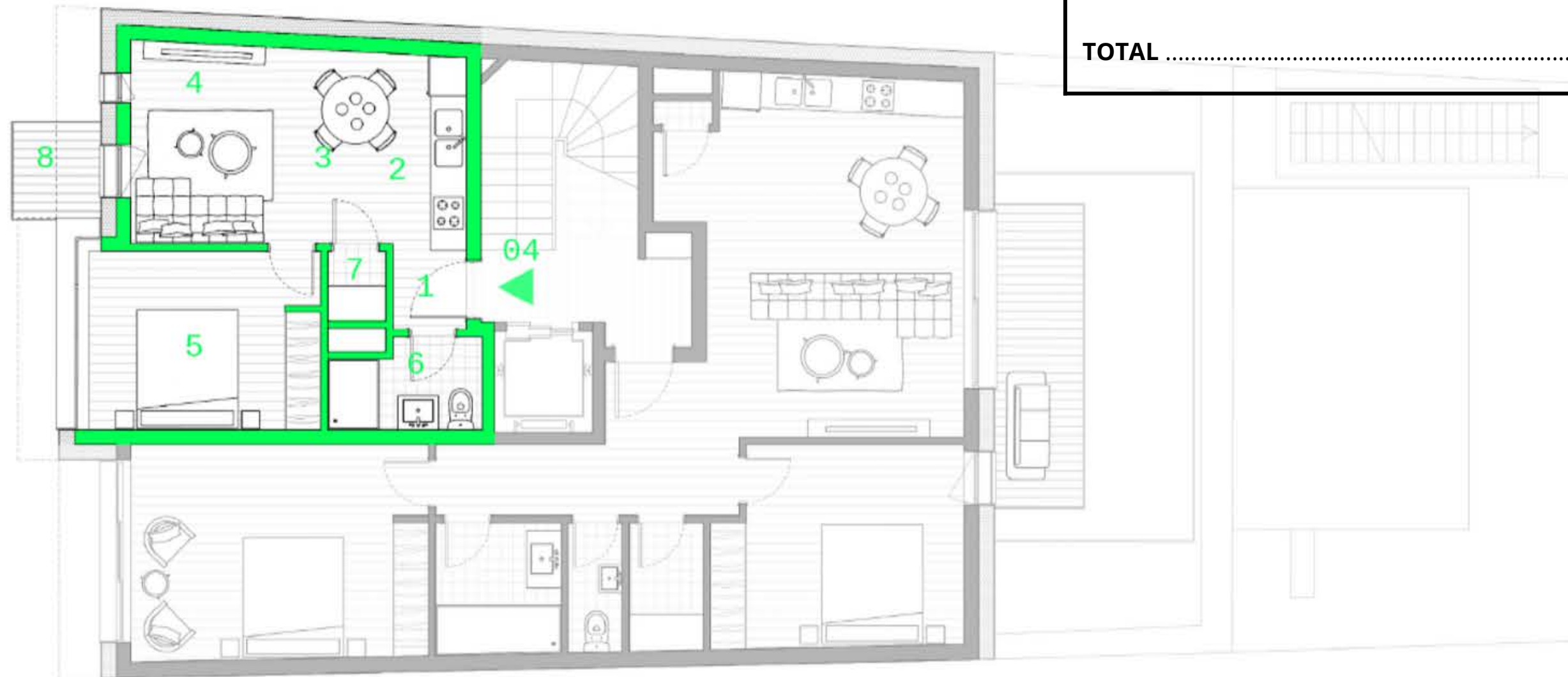
This apartment consists of a kitchen open to a large living room that opens onto a beautiful south-facing terrace offering a magnificent view of the garden, a master bedroom as well as a large child's bedroom.

Legend


- | | |
|----------------------------------------|----------------------------------------|
| 1 Entrance | 6 Bedroom 2 (18m ²) |
| 2 Kitchen | 7 Shower room |
| 3 Dining room | 8 Separate toilet |
| 4 Living room | 9 Storage room |
| 5 Bedroom 1 (14m ²) | 10 Terrace |

Surfaces

Apartment	38 m ²
Balcony	3 m ²
TOTAL	41 m²



Scale: **1:100**

North: 

Specifications

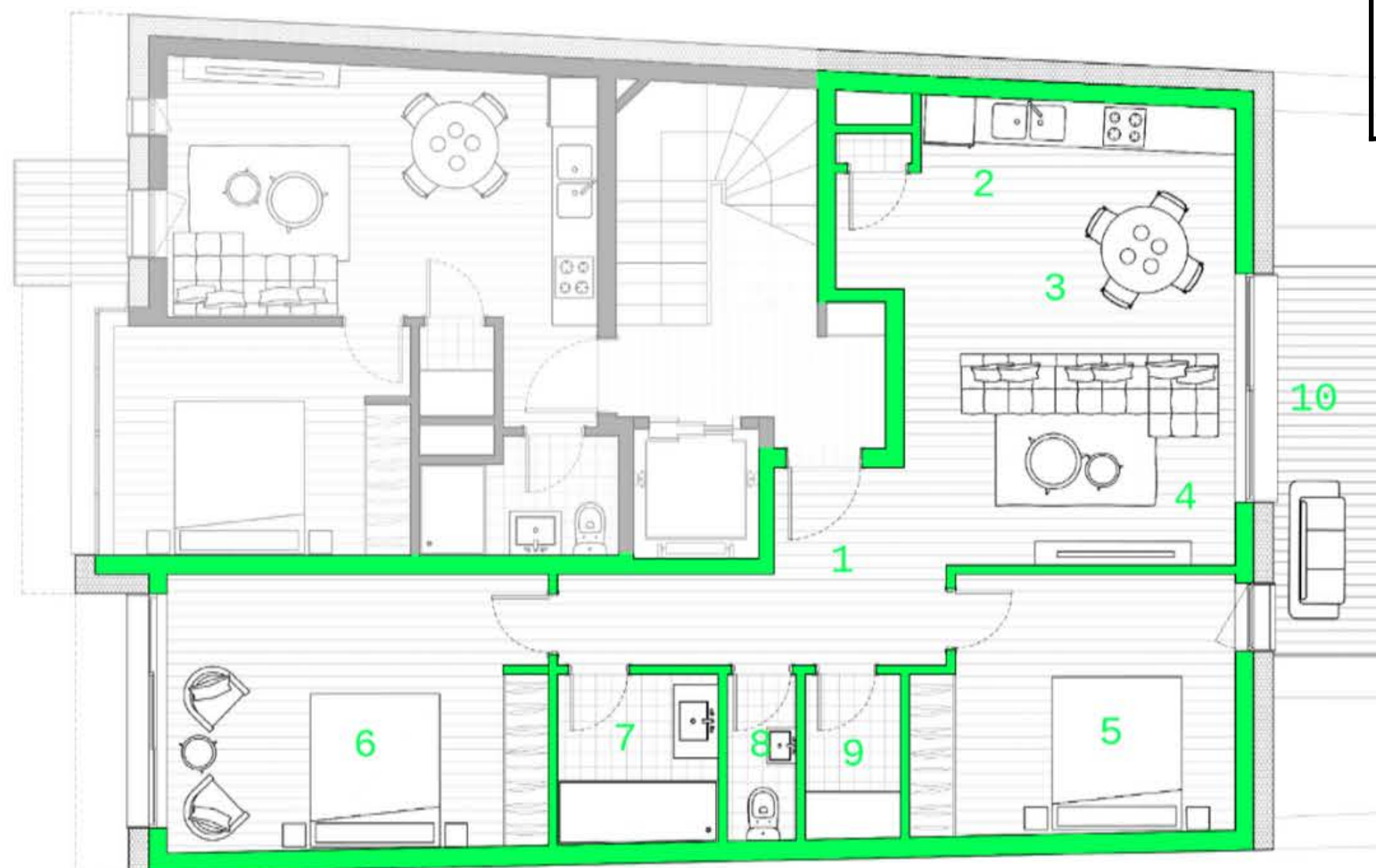
This beautiful apartment of 38 m² consists of a bedroom, as well as a living room with an open kitchen. There is also a shower room, a small storage room and a balcony of 3 m².

Legend

- | | |
|----------------------|----------------------------------------|
| 1 Entrance | 5 Bedroom 1 (10m ²) |
| 2 Kitchen | 6 Bathroom |
| 3 Dining room | 7 Storage room |
| 4 Living room | 8 Balcony |

Surfaces

Apartment	80 m ²
Terrace	8 m ²
TOTAL	88 m²



Scale: **1:100**

North: 

Specifications

This apartment consists of a kitchen open to a large living room that opens onto a beautiful south-facing terrace offering a magnificent view of the garden, a master bedroom as well as a large child's bedroom.

Legend

- | | |
|----------------------------------------|----------------------------------------|
| 1 Entrance | 6 Bedroom 2 (18m ²) |
| 2 Kitchen | 7 Shower room |
| 3 Dining room | 8 Separate toilet |
| 4 Living room | 9 Storage room |
| 5 Bedroom 1 (14m ²) | 10 Terrace |

Click here for the virtual tour !



Description

This penthouse of +/- 97 m² is located on the top floor of the Clapton residence, enjoying an exceptional panoramic view behind its huge bay windows or from the large terrace of +/- 23 m², facing south.

VIEW FROM THE LIVING ROOM TO THE KITCHEN AND THE TERRACE





Surfaces

Apartment	97 m ²
Terrace	23 m ²
TOTAL	120 m²

Scale: **1:100**

North: 

Specifications

Take a step up by choosing to live on the top floor of the Clapton residence in a luxurious penthouse.

A huge living room with direct access a large south-facing terrace offers a splendid panoramic view of the garden and the city.

There are also two large bedrooms with private shower rooms.

Legend

- | | |
|-----------------------------------------|--------------------------|
| 1 Entrance | 7 Bathroom 1 |
| 2 Kitchen | 8 Bathroom 2 |
| 3 Dining room | 9 Separate toilet |
| 4 Living room | 10 Closet |
| 5 Bedroom 1 (12 m ²) | 11 Storage room |
| 6 Bedroom 2 (15 m ²) | 12 Terrace |

VIEW FROM THE LIVING ROOM



INTERIOR AND EXTERIOR VIEW



LIVING IN LUXEMBOURG



Living in the heart of Europe, a European center of business and finance, two steps away from Belgium, France, and Germany.

Living in an innovative country, combining tradition and modernity.

Living in Luxembourg, quite simply! In Luxembourg-City, all the talented people of the world meet to build the world of tomorrow, a multicultural and innovative society, where economy rhymes with ecology and sustainable development.



BlochHome

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