

# *Optimum*

44 ROUTE D'ARLON  
L-8410 STEINFORT



**SOLUDEC**





## THE OPTIMUM PROJECT

# *Welcome to the Optimum Residence*

AT THE HEART OF **STEINFORT**, JUST STEPS AWAY FROM THE BELGIAN BORDER AND WITHIN IMMEDIATE REACH OF **LUXEMBOURG-VILLE**, THE **OPTIMUM** RESIDENCE OFFERS YOU A RARE AND PRIVILEGED ADDRESS.

IMAGINED BY **SOLUDEC DEVELOPMENT** AND BROUGHT TO LIFE BY **KAELL ARCHITECTS**, THIS EXCLUSIVE RESIDENCE CONSISTS OF 10 SPACIOUS AND LUMINOUS APARTMENTS, RANGING FROM 82 TO 185 SQM, GROUND-FLOOR UNITS WITH PRIVATE GARDENS TO EXCEPTIONAL PENTHOUSES.

**Jacques Brauch**  
CEO & Managing Director



**Thomas Christophe**  
Project & Sales Manager



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*Optimum is an exclusive residence of just 10 apartments, ideally located in Steinfort, within immediate proximity of the Belgian border and everyday amenities. This project stands out for its refined architectural quality, the result of the expertise and know-how we have cultivated over many years at Soludec.*

**JACQUES BRAUCH**, CEO & MANAGING DIRECTOR SOLUDEC





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# *Between verdant **serenity** and contemporary **refinement***

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## KEY ACCESSIBILITY



# *The perfect balance between Belgium and Luxembourg*

NESTLED AT THE BELGIAN BORDER AND JUST A FEW MINUTES FROM **ARLON**, THE CITY OF **STEINFORT** ENJOYS A PRIVILEGED GEOGRAPHICAL LOCATION.

### *By car*

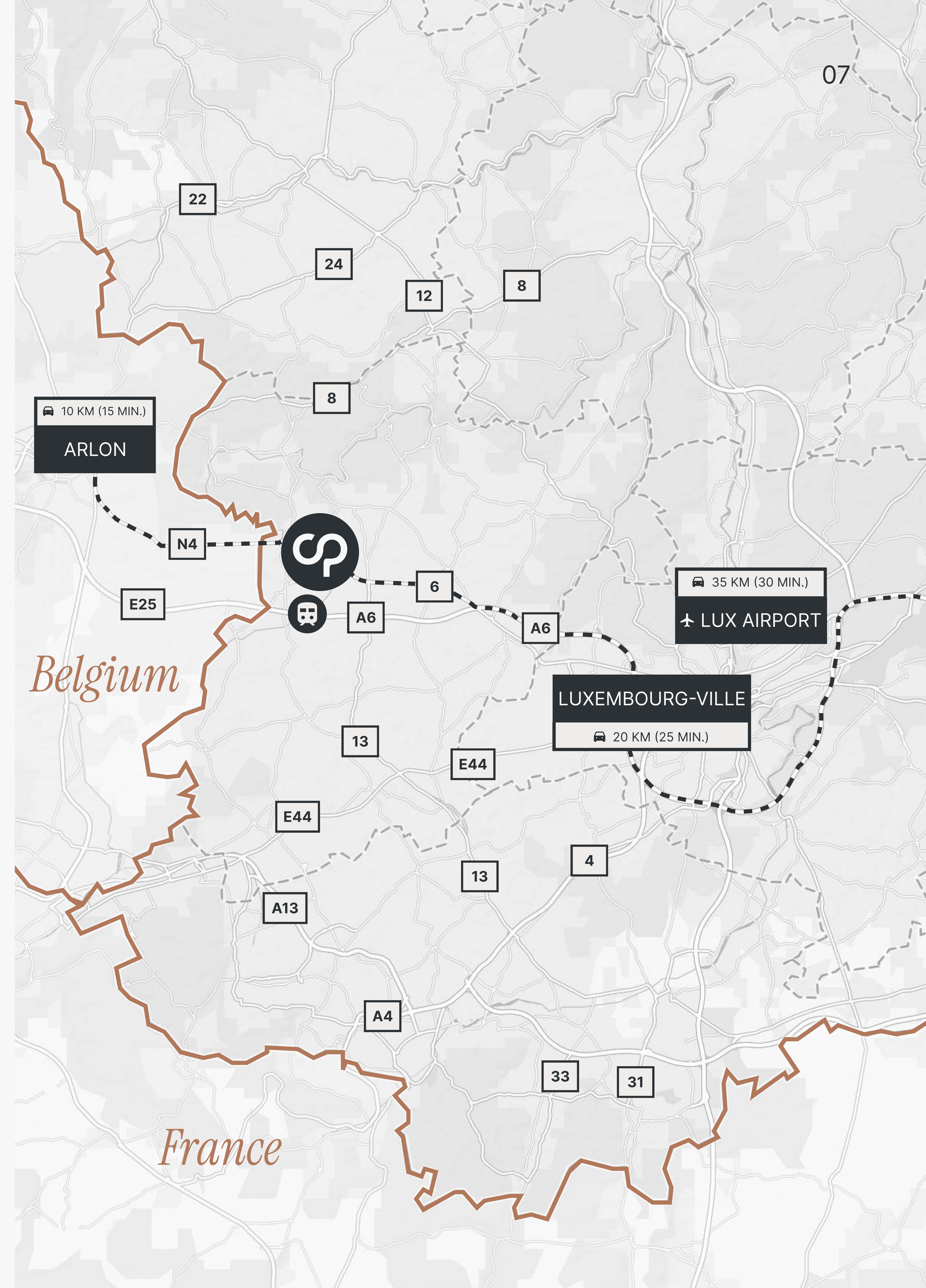
Thanks to its direct connection to the **A6 motorway** and the **N4 national road**, *Steinfort* provides quick access, only 25 minutes to *Luxembourg-ville* and 15 minutes to *Arlon* in *Belgium*.

### *By public transport*

-  Regular **bus lines** connect *Steinfort* to *Luxembourg-ville*, with a stop at Place de l'Étoile (tram connection) every 30 minutes.
-  **Kleinbettingen station**, just 3 km away, offers a direct train service to *Luxembourg-ville* Central Station every 30 minutes.

### *Nearby airport*

The **Luxembourg-Findel International Airport (LUX)** is easily accessible, just 35 km from *Steinfort*.







A PERFECT LIVING ENVIRONMENT

## *4 good reasons to live in **Steinfort***

**STEINFORT** EMBODIES THE HARMONY OF A CONNECTED TOWN, THE PRACTICALITY OF AN ACCESSIBLE COMMUNITY, AND THE SERENITY OF A PRESERVED NATURAL SETTING.

### *1. Residential appeal*

Renowned for its peaceful atmosphere, *Steinfort* attracts both families and cross-border professionals, offering quality of life and long-term property value.

### *2. A green living environment*

Nestled in the heart of nature, *Steinfort* offers vast green landscapes and recreational areas, inviting residents to enjoy outdoor activities year-round.

### *3. Comprehensive infrastructure*

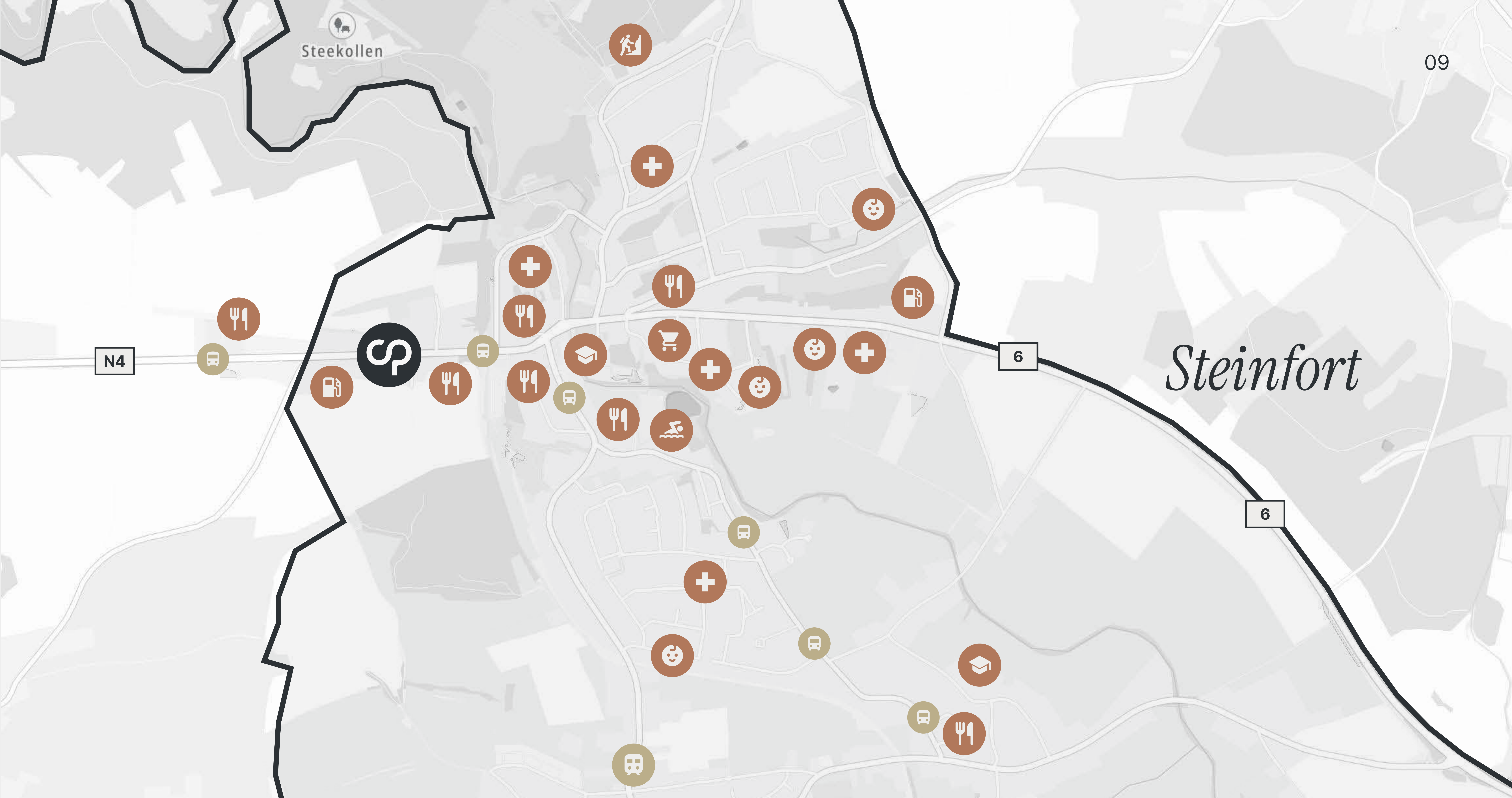
With schools, childcare facilities, a swimming pool, a cultural center, and modern leisure spaces, the town provides a complete environment that enriches social life.

### *4. Optimal mobility*

Thanks to its Park & Ride, direct access to major roads, and proximity to public transport, *Steinfort* makes commuting to *Luxembourg-ville* effortless.







CLOSE TO EVERYTHING THAT MATTERS

*An ideal location, within  
reach of all amenities*



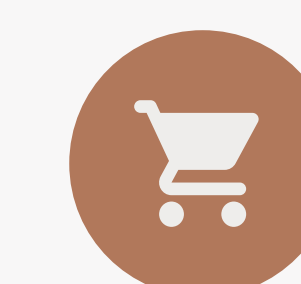
HOSPITAL & FAMILY DOCTORS



RESTAURANTS, CAFÉS & BARS



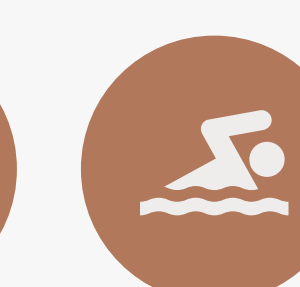
NEARBY SERVICE STATIONS



SUPERMARKET (10 MIN. BY WALK)



SCHOOLS & NURSERIES



SPORTS ACTIVITIES





## A UNIQUE BALANCE

# *Timeless architecture with refined lines*

**OPTIMUM** EMBODIES THE SUBTLE ALLIANCE BETWEEN ELEGANCE AND NATURE, A CONTEMPORARY ARCHITECTURE ENVISIONED BY **KAELL ARCHITECTS**, WHERE EVERY LINE REFLECTS THE PURSUIT OF HARMONY AND BALANCE.

The residence is composed of 10 modern units, distributed around a central core that enhances the brightness of the common areas. With systematic double orientation and generous corner loggias, every apartment benefits from an abundance of natural light.

Designed with durable, low-maintenance materials, the apartments guarantee both elegance and resilience. Their refined tones and finishes convey lightness and modernity, while ensuring long-lasting comfort.

The façade of light-toned brick, punctuated by elegant railings and large bay windows, creates a sober and contemporary aesthetic. This architectural sobriety is softened by dense landscaping that filters the transition between the street and the privacy of the homes.

A particular attention has been given to the outdoor spaces: a welcoming communal garden with barbecue and vegetable plots offers residents a beautiful and convivial and intimate extension of their new living environment.



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## DESIGNED FOR THE FUTURE

**OPTIMUM** HAS BEEN CONCEIVED AS A CONTEMPORARY RESIDENCE WHERE INNOVATION SERVES COMFORT. ITS REFINED ARCHITECTURE IS COMBINED WITH THE MOST ADVANCED ENERGY TECHNOLOGIES TO CREATE A SUSTAINABLE AND EXCLUSIVE LIVING ENVIRONMENT.

Thanks to geothermal energy and reversible underfloor heating, warmth spreads gently during winter while coolness circulates in summer. A discreet luxury, designed for your well-being and reducing energy costs.

Double-flow ventilation and high-performance insulation ensure a healthy, peaceful, and silent atmosphere, placing the residence among the highest energy standards (class ABA).



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*Each apartment has been designed with the same care as if we were to live there ourselves. We selected durable and elegant materials, shaped luminous and flexible spaces, ensuring not only comfort but also long-term well-being, aesthetics, and serenity.*

**CLAUDINE KALL**, ARCHITECT OF OPTIMUM





ELEGANT AND TIMELESS INTERIORS

*A refined design, to elevate everyday living*

FROM THE HARMONIOUS LAYOUT OF THE VOLUMES TO THE METICULOUS SELECTION OF MATERIALS, EVERY DETAIL HAS BEEN ENVISIONED TO CREATE INTERIORS THAT ARE LUMINOUS AND FUNCTIONAL, WHILE COMBINING COMFORT, MODERNITY, AND TIMELESS ELEGANCE.

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## HIGH-END FINISHES

# *Meticulous interiors down to the finest detail*

THE INTERIORS OF **OPTIMUM** STAND OUT FOR THEIR PREMIUM FINISHES, WHERE EVERY MATERIAL HAS BEEN CAREFULLY SELECTED FOR ITS QUALITY, DURABILITY, AND ELEGANCE.

### *Refined parquet and tiling*

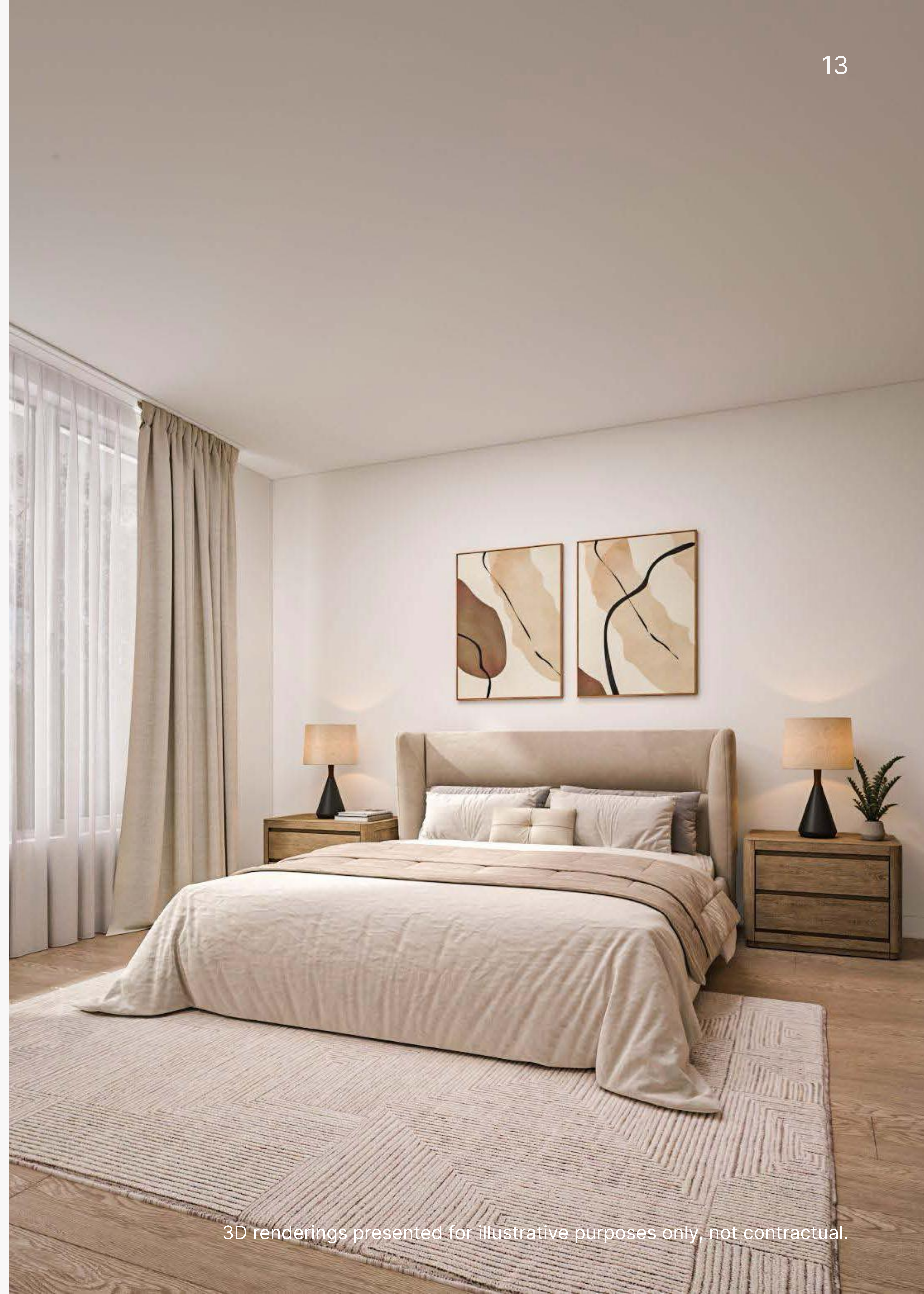
In living rooms and bedrooms, engineered wood parquet brings warmth and authenticity, while large-format tiles highlight the elegance of bathrooms and kitchens. These high-quality materials ensure a timeless and refined aesthetic.

### *Exceptional bathrooms*

The bathrooms are distinguished by high-end fittings: *Duravit* ceramics, *Hansgrohe* faucets, and design furniture by *Berloni*. Each space combines refined comfort with contemporary style.

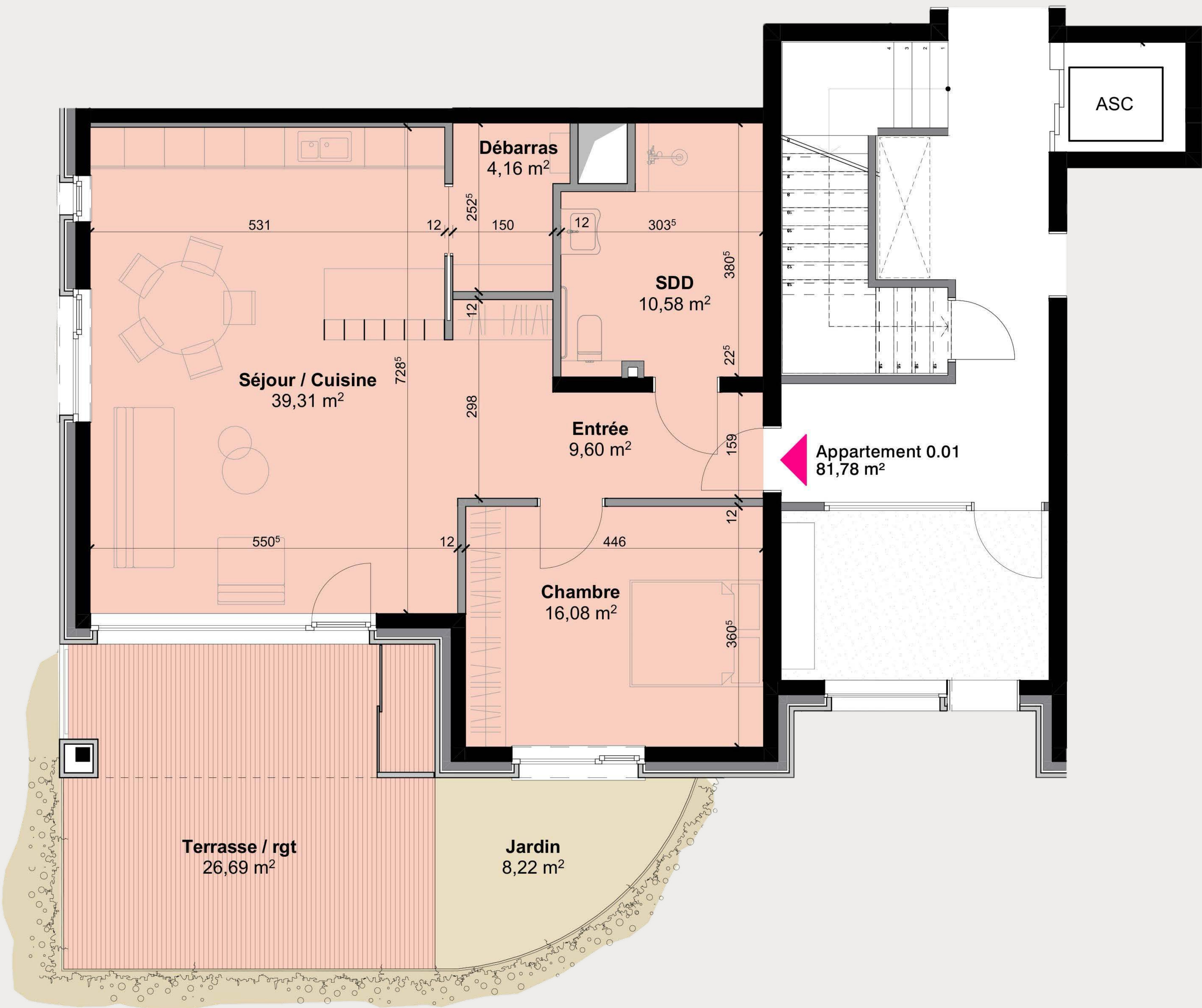
### *Comfort and performance*

Aluminium frames with triple glazing provide optimal thermal and acoustic insulation, while motorized adjustable blinds allow controlled brightness. Together, they create a serene, energy-efficient, and durable living environment.



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# APP 0.01 LE PIED-À-TERRE

## GROUND FLOOR

With a cadastral surface of **81.78 sqm**, this ground-floor apartment combines elegance and functionality with a spacious bedroom and a refined bathroom. An ideal pied-à-terre in the heart of Steinfort, offering both comfort and practicality.

### Interior living areas

|                       |           |
|-----------------------|-----------|
| Entrance              | 9.60 sqm  |
| Living area / Kitchen | 39.31 sqm |
| Storage               | 4.16 sqm  |
| Bedroom               | 16.08 sqm |
| Shower room           | 10.58 sqm |
| <b>79.73 sqm</b>      |           |

### Outdoor spaces

|                  |           |
|------------------|-----------|
| Terrace          | 26.69 sqm |
| Garden           | 8.22 sqm  |
| <b>34.91 sqm</b> |           |

**i** The areas indicated are indicative gross surfaces at the permit stage and may vary from the official cadastral surfaces, which alone shall prevail. Bathroom layouts are provided for illustrative purposes only. Furniture other than sanitary fittings is shown for information purposes only. The specifications described in the official technical schedule shall take precedence.





APP 0.02 LE CONVIVIAL  
GROUND FLOOR

With its **117.40 sqm** of cadastral surface, this ground-floor apartment offers generous living areas, three refined bedrooms, and two elegant shower rooms.

Interior living areas

|                       |           |
|-----------------------|-----------|
| Entrance              | 15.77 sqm |
| Living area + Kitchen | 42.67 sqm |
| Storage               | 2.12 sqm  |
| WC                    | 2.30 sqm  |
| Bedroom 1             | 14.89 sqm |
| Shower room 1         | 4.79 sqm  |
| Bedroom 2             | 12.13 sqm |
| Bedroom 3             | 12.50 sqm |
| Shower room 2         | 5.15 sqm  |

112.32 sqm

Outdoor spaces

|         |           |
|---------|-----------|
| Terrace | 29.32 sqm |
| Garden  | 44.52 sqm |

73.84 sqm

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# APP 0.03 LE FAMILIAL

## GROUND FLOOR

With its **107.47 sqm** of cadastral surface, this ground-floor apartment offers generous living areas, three refined bedrooms, and two elegant shower rooms.

### Interior living areas

|                       |           |
|-----------------------|-----------|
| Entrance              | 13.05 sqm |
| Living area + Kitchen | 34.77 sqm |
| Storage               | 2.35 sqm  |
| WC                    | 2.35 sqm  |
| Bedroom 1             | 15.39 sqm |
| Shower room 1         | 4.88 sqm  |
| Bedroom 2             | 12.27 sqm |
| Bedroom 3             | 12.34 sqm |
| Shower room 2         | 5.13 sqm  |

**102.53 sqm**

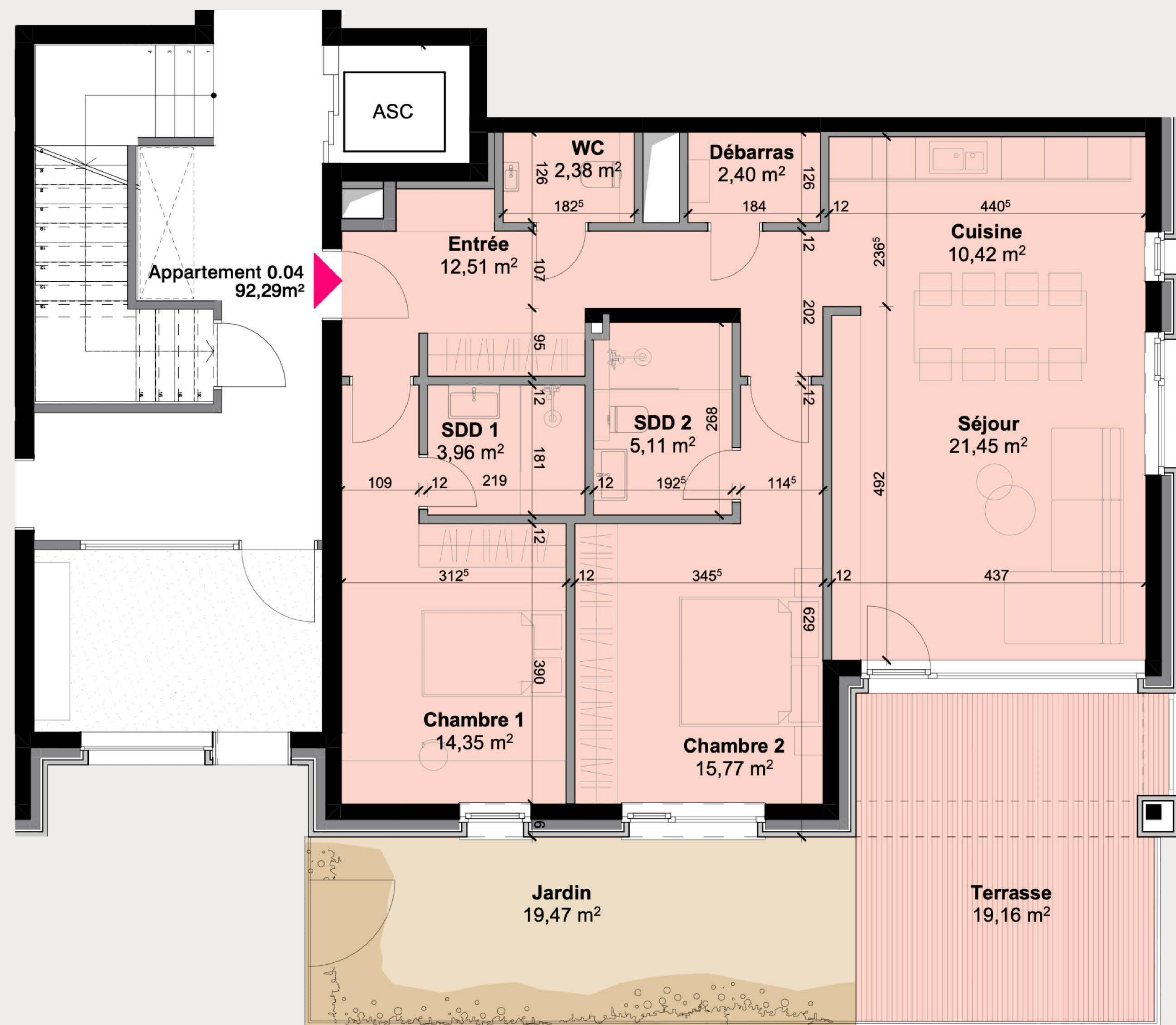
### Outdoor spaces

|         |           |
|---------|-----------|
| Terrace | 24.79 sqm |
| Garden  | 44.51 sqm |

**69.30 sqm**

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## APP 0.04 L'ÉLÉGANT

### GROUND FLOOR

With its **92.29 sqm** of cadastral surface, this ground-floor apartment offers generous living areas, two refined bedrooms, and two elegant shower rooms.

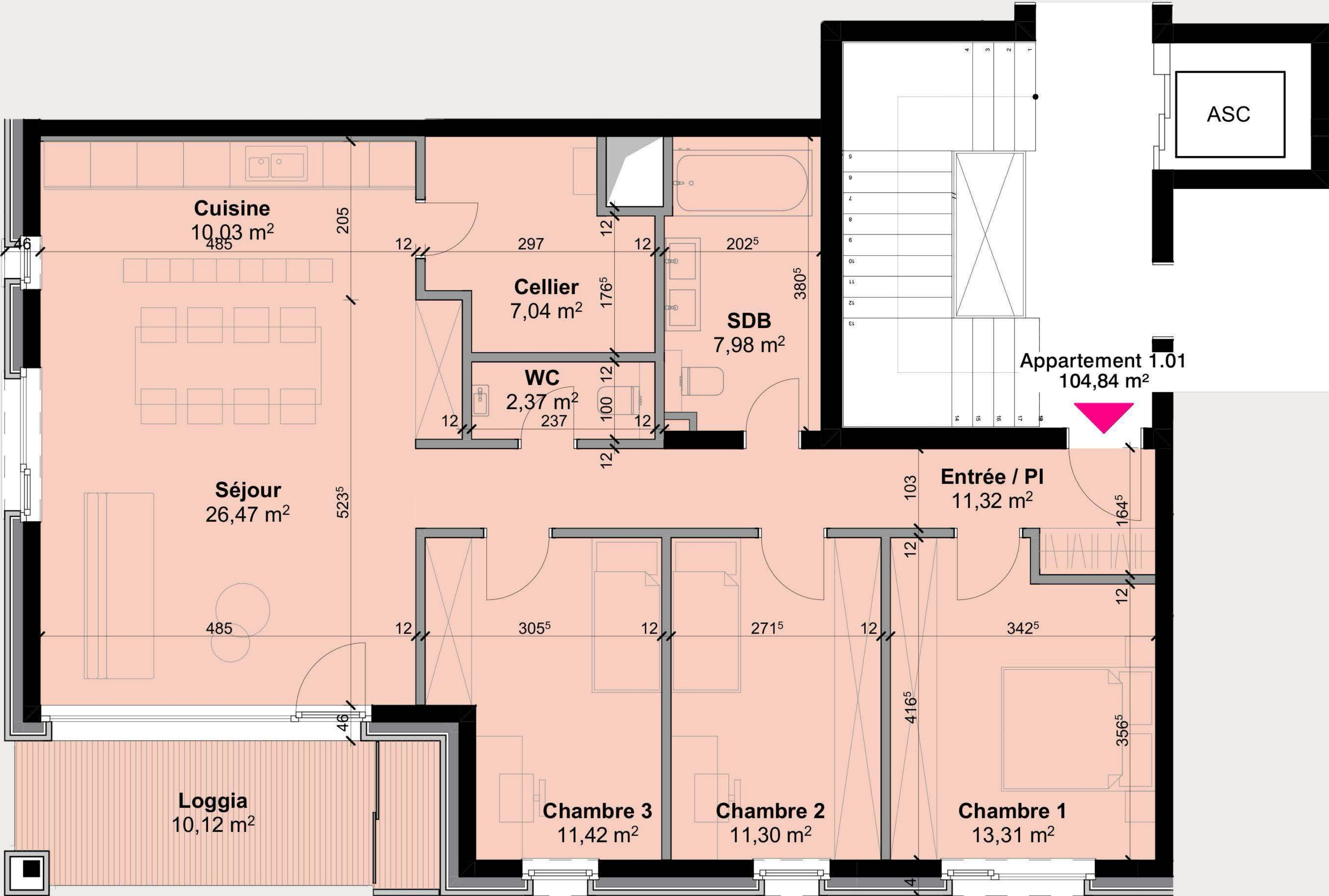
#### Interior living areas

|                       |           |
|-----------------------|-----------|
| Entrance              | 12.51 sqm |
| Living area + Kitchen | 31.87 sqm |
| Storage               | 2.40 sqm  |
| WC                    | 2.38 sqm  |
| Bedroom 1             | 14.35 sqm |
| Shower room 1         | 3.96 sqm  |
| Bedroom 2             | 15.77 sqm |
| Shower room 2         | 5.11 sqm  |
| <b>88.35 sqm</b>      |           |

#### Outdoor spaces

|                  |           |
|------------------|-----------|
| Terrace          | 19.16 sqm |
| Garden           | 19.47 sqm |
| <b>38.63 sqm</b> |           |





APP 1.01 LE NID

FIRST FLOOR

With its **104.84 sqm** of cadastral surface, this first-floor apartment offers generous living areas, three refined bedrooms, and a modern, spacious bathroom.

Interior living areas

|                       |           |
|-----------------------|-----------|
| Entrance / PI         | 11.32 sqm |
| Living area + Kitchen | 36.50 sqm |
| Pantry                | 7.04 sqm  |
| WC                    | 2.37 sqm  |
| Bedroom 1             | 13.31 sqm |
| Bedroom 2             | 11.30 sqm |
| Bedroom 3             | 11.42 sqm |
| Bathroom              | 7.98 sqm  |

101.24 sqm

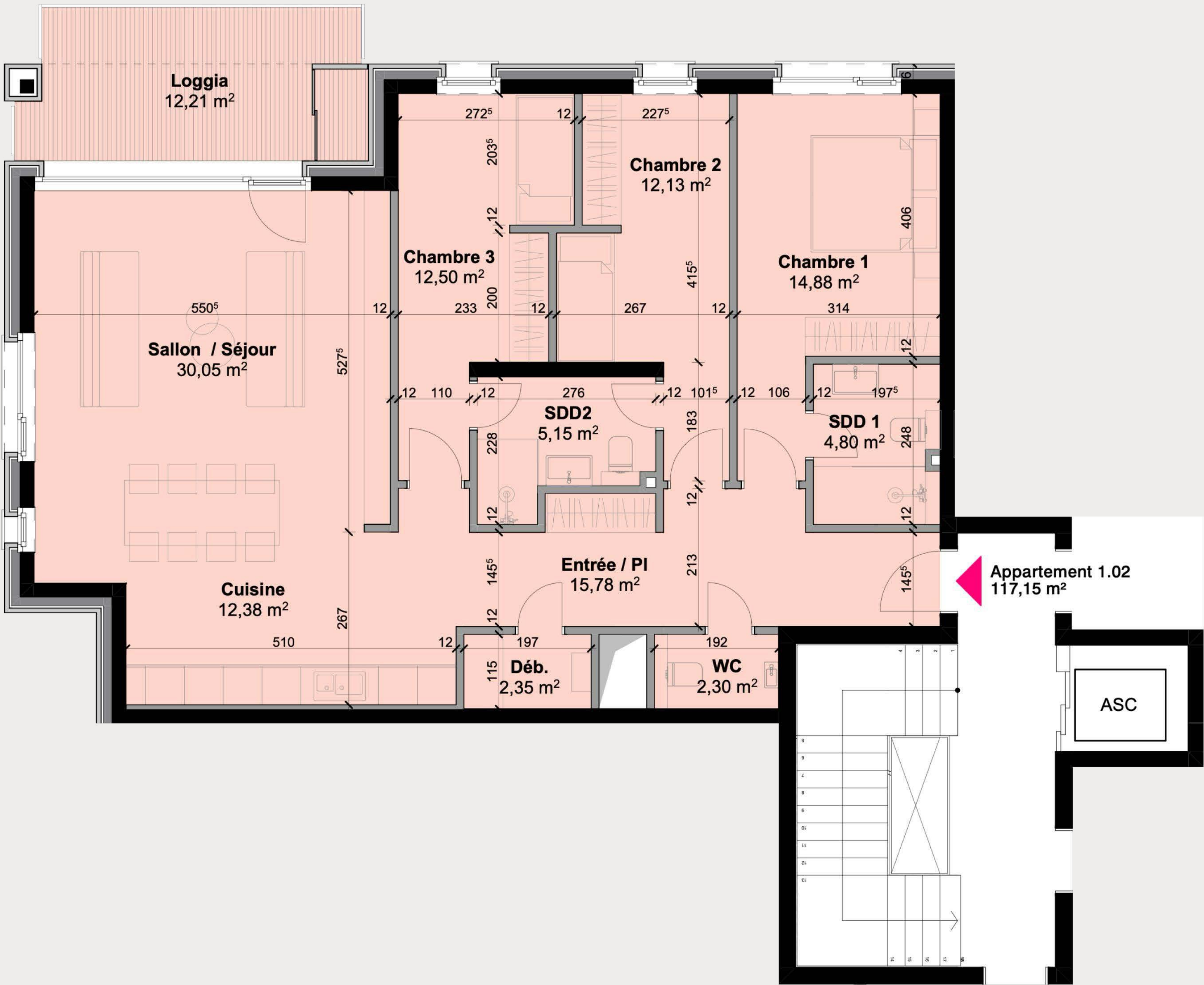
Outdoor spaces

|        |           |
|--------|-----------|
| Loggia | 10.12 sqm |
|--------|-----------|

10.12 sqm

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# APP 1.02 L'ALLURE

## FIRST FLOOR

With its **117.15 sqm** of cadastral surface, this first-floor apartment offers generous living areas, three refined bedrooms, and two elegant shower rooms.

### Interior living areas

|                           |           |
|---------------------------|-----------|
| Entrance / PI             | 15.78 sqm |
| Living room / Dining room | 30.05 sqm |
| Kitchen                   | 12.38 sqm |
| Storage                   | 2.35 sqm  |
| WC                        | 2.30 sqm  |
| Bedroom 1                 | 14.88 sqm |
| Shower room 1             | 4.80 sqm  |
| Bedroom 2                 | 12.13 sqm |
| Bedroom 3                 | 12.50 sqm |
| Shower room 2             | 5.15 sqm  |

**112.32 sqm**

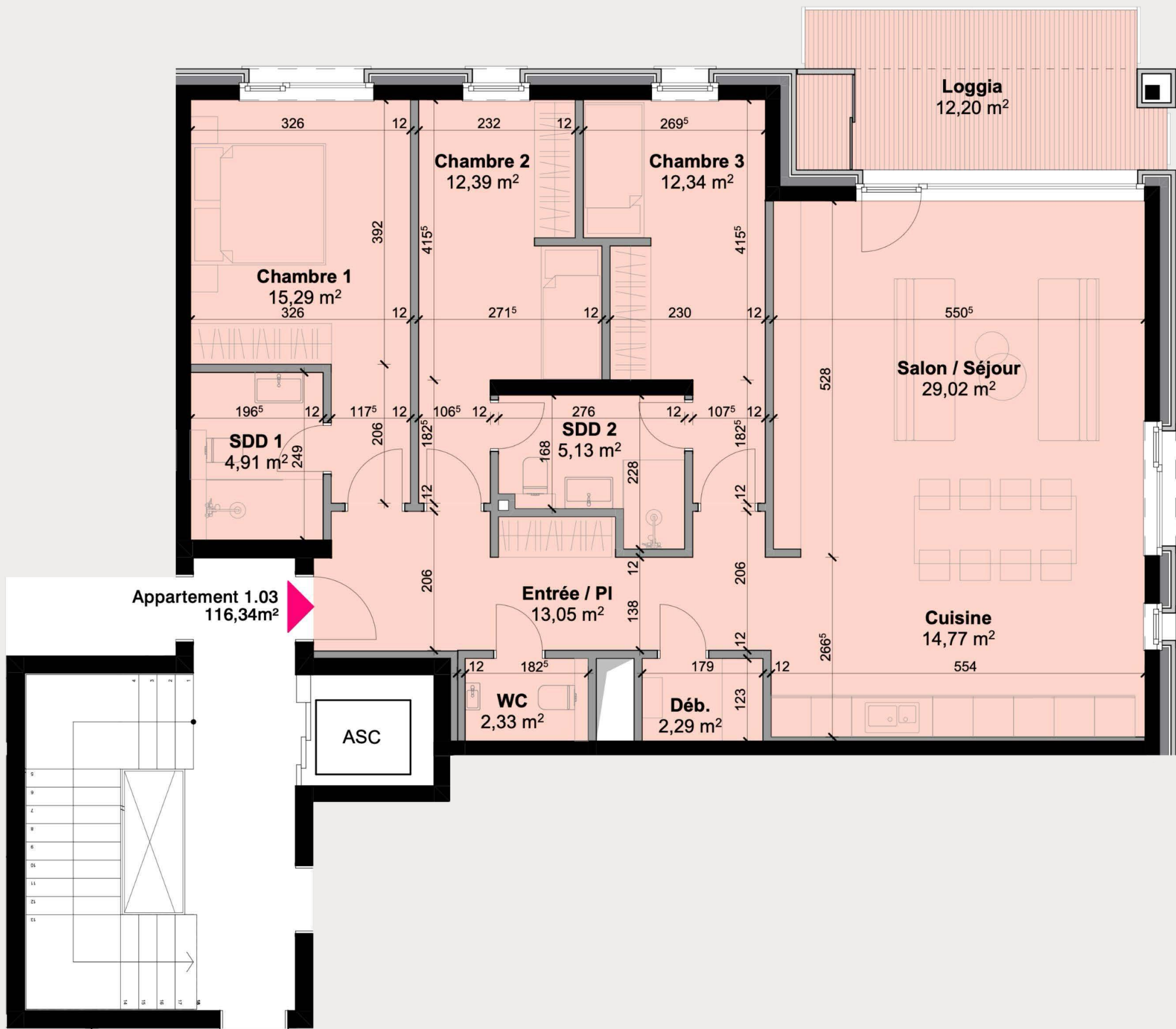
### Outdoor spaces

|        |           |
|--------|-----------|
| Loggia | 12.21 sqm |
|--------|-----------|

**12.21 sqm**

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## APP 1.03 L’HORIZON

### FIRST FLOOR

With its **116.34 sqm** of cadastral surface, this first-floor apartment offers generous living areas, three refined bedrooms, and two elegant shower rooms.

#### Interior living areas

|                           |           |
|---------------------------|-----------|
| Entrance / PI             | 13.05 sqm |
| Living room / Dining room | 29.02 sqm |
| Kitchen                   | 14.77 sqm |
| Storage                   | 2.29 sqm  |
| WC                        | 2.33 sqm  |
| Bedroom 1                 | 15.29 sqm |
| Shower room 1             | 4.91 sqm  |
| Bedroom 2                 | 12.39 sqm |
| Bedroom 3                 | 12.34 sqm |
| Shower room 2             | 5.13 sqm  |

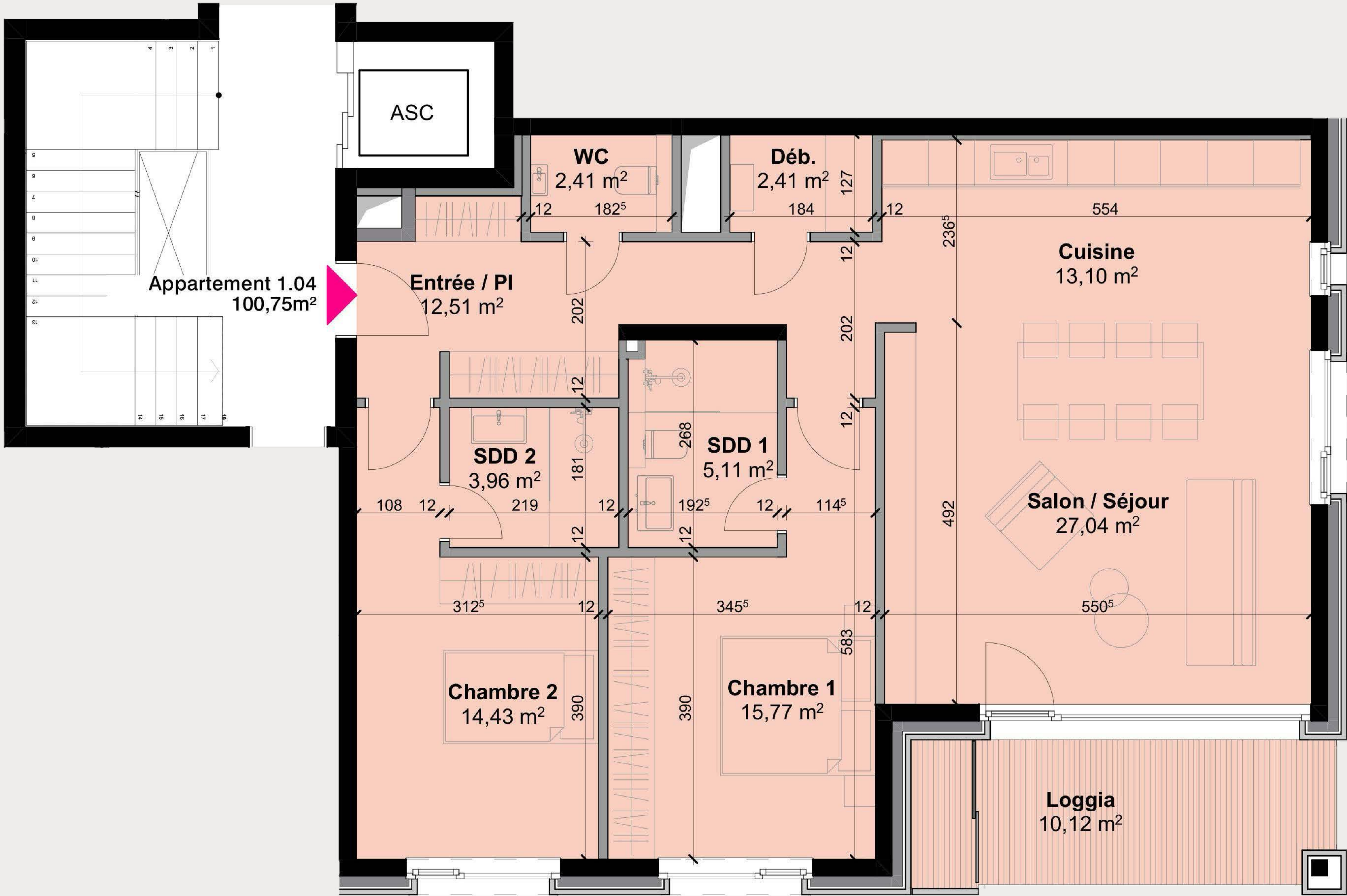
**111.52 sqm**

#### Outdoor spaces

|        |           |
|--------|-----------|
| Loggia | 12.20 sqm |
|--------|-----------|

**12.20 sqm**





## APP 1.04 L'ÉCRIN

### FIRST FLOOR

With its **100.75 sqm** of cadastral surface, this first-floor apartment offers generous living areas, two refined bedrooms, and two modern shower rooms.

#### Interior living areas

|                           |           |
|---------------------------|-----------|
| Entrance / PI             | 12.51 sqm |
| Living room / Dining room | 27.04 sqm |
| Kitchen                   | 13.10 sqm |
| Storage                   | 2.41 sqm  |
| WC                        | 2.41 sqm  |
| Bedroom 1                 | 15.77 sqm |
| Shower room 1             | 5.11 sqm  |
| Bedroom 2                 | 14.43 sqm |
| Shower room 2             | 3.96 sqm  |

**96.74 sqm**

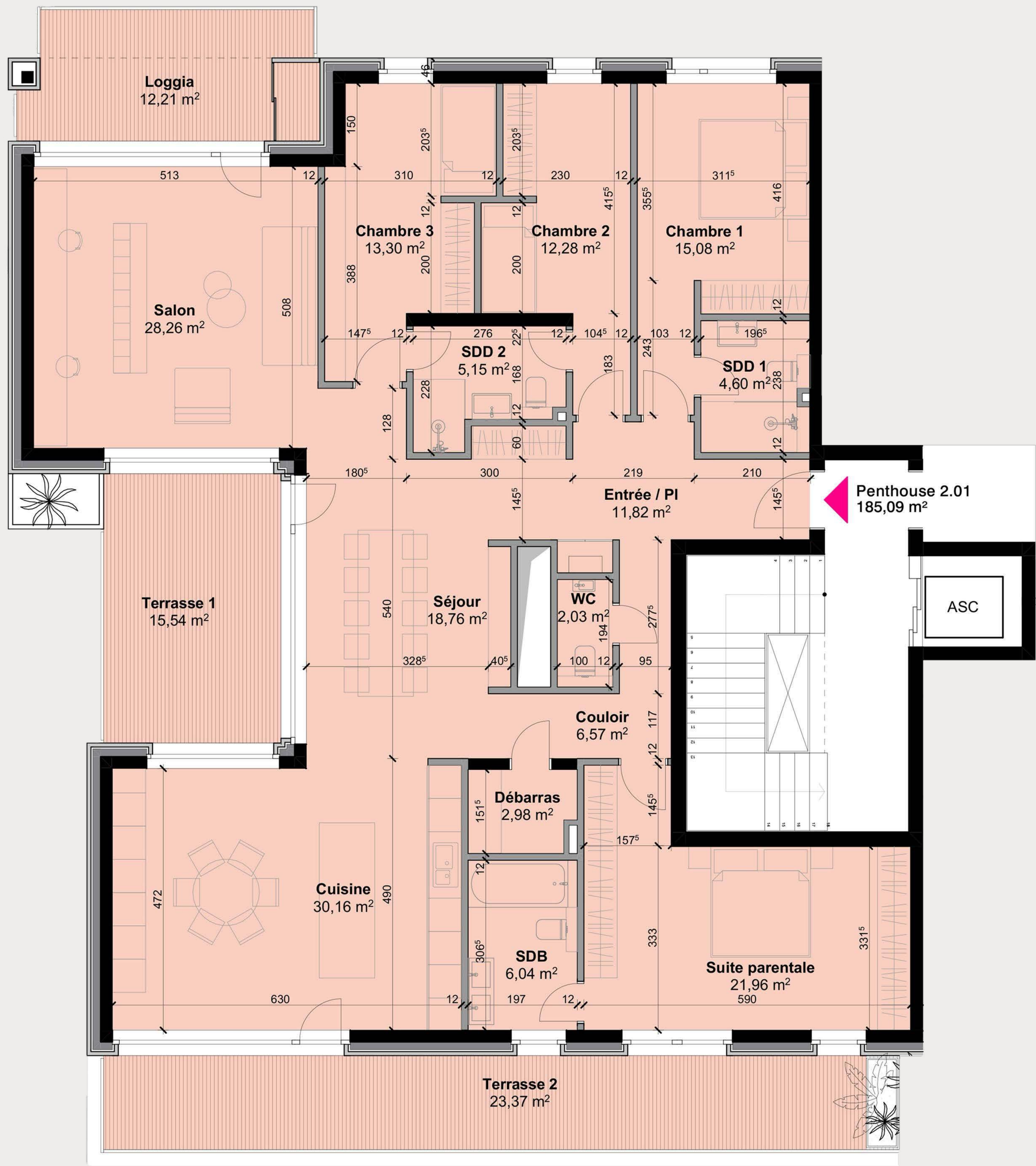
#### Outdoor spaces

|        |           |
|--------|-----------|
| Loggia | 10.12 sqm |
|--------|-----------|

**10.12 sqm**

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## APP 2.01 L'EXCEPTION

### SECOND FLOOR

Penthouse with **185.09 sqm** of cadastral surface.

#### Interior living areas

|                         |           |
|-------------------------|-----------|
| Entrance / PI + Hallway | 18.39 sqm |
| Dining room             | 18.76 sqm |
| Kitchen                 | 30.16 sqm |
| Storage                 | 2.98 sqm  |
| Living room             | 28.26 sqm |
| WC                      | 2.03 sqm  |
| Master Suite            | 21.96 sqm |
| Bathroom                | 6.04 sqm  |
| Bedroom 1               | 15.08 sqm |
| Shower room 1           | 4.60 sqm  |
| Bedroom 2               | 12.28 sqm |
| Bedroom 3               | 13.30 sqm |
| Shower room 2           | 5.15 sqm  |

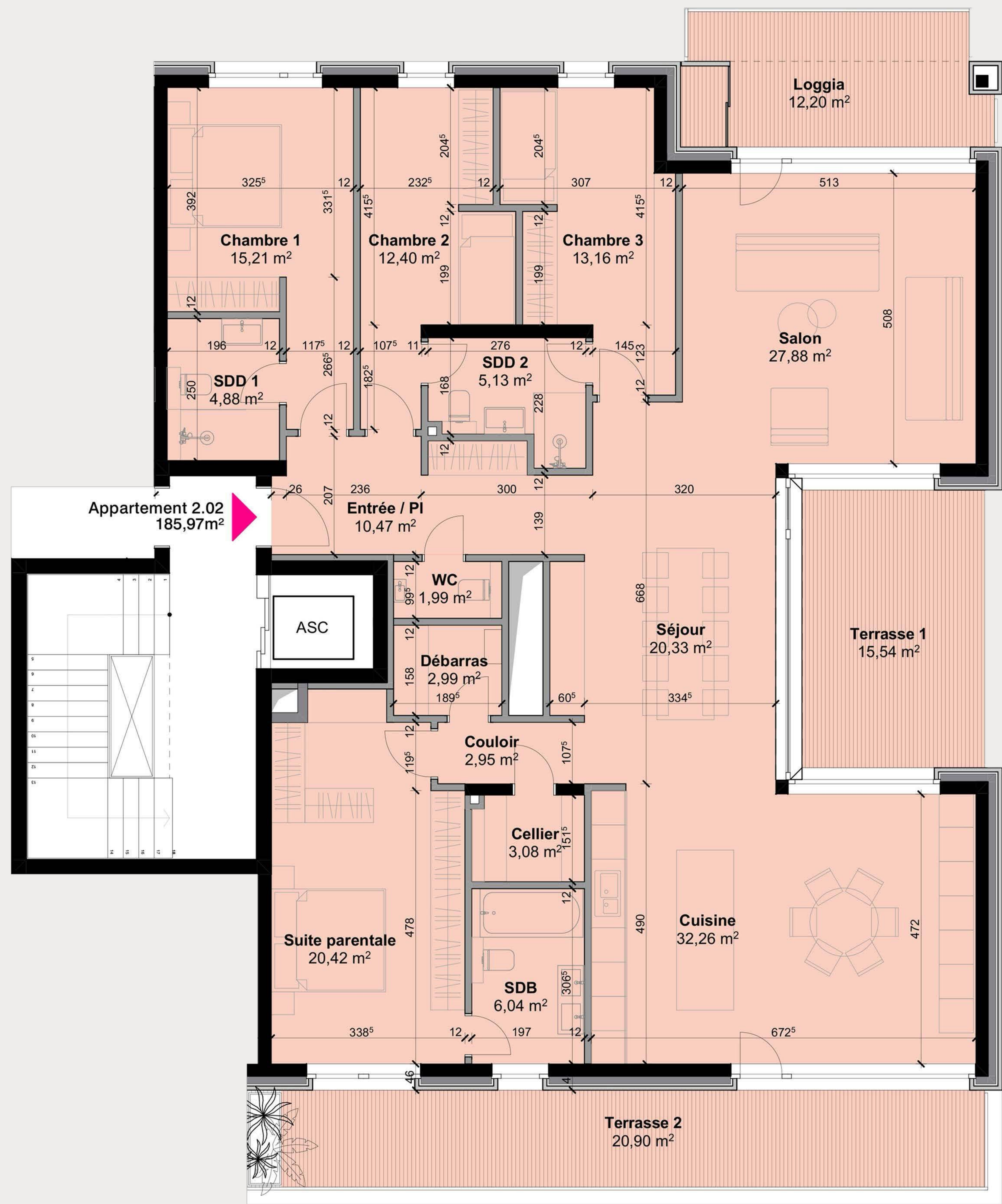
**178.99 sqm**

#### Outdoor spaces

|                       |           |
|-----------------------|-----------|
| Loggia                | 12.21 sqm |
| Terrace 1 + Terrace 2 | 38.91 sqm |

**51.12 sqm**





## APP 2.02 LA PERSPECTIVE SECOND FLOOR

Penthouse with **185.97 sqm** of cadastral surface.

### *Interior living areas*

|                         |           |
|-------------------------|-----------|
| Entrance / PI + Hallway | 13.42 sqm |
| Dining room             | 20.33 sqm |
| Kitchen + Pantry        | 35.34 sqm |
| Storage                 | 2.99 sqm  |
| Living room             | 27.88 sqm |
| WC                      | 1.99 sqm  |
| Master Suite            | 20.42 sqm |
| Bathroom                | 6.04 sqm  |
| Bedroom 1               | 15.21 sqm |
| Shower room 1           | 4.88 sqm  |
| Bedroom 2               | 12.40 sqm |
| Bedroom 3               | 13.16 sqm |
| Shower room 2           | 5.13 sqm  |

**179.19 sqm**

### *Outdoor spaces*

|                       |           |
|-----------------------|-----------|
| Loggia                | 12.20 sqm |
| Terrace 1 + Terrace 2 | 36.44 sqm |

**48.64 sqm**





THE DEVELOPER AND BUILDER

## *Soludec, a historic player in Luxembourg real estate*

SINCE 1949, **SOLUDEC** HAS EMBODIED EXCELLENCE IN CONSTRUCTION AND REAL ESTATE DEVELOPMENT IN **LUXEMBOURG**.

ROOTED IN TRADITIONAL KNOW-HOW, **SOLUDEC** HAS TODAY BECOME A MODERN REFERENCE, RECOGNIZED FOR ITS RESIDENTIAL, COMMERCIAL, AND URBAN LANDMARK PROJECTS OF DISTINCTION.

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### *Prestigious Luxembourg references*

*Soludec* has left a strong mark across the country. Among its emblematic achievements: iconic buildings in the capital, the renovation of the *Adolphe Bridge*, office complexes for *Deloitte*, and the *One on One* building.



**JACQUES BRAUCH**, CEO ET MANAGING DIRECTOR SOLUDEC





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*Builder, developer, or promoter, the teams at Soludéc are capable of wearing all these hats with ease. Over its 75 years of existence, the company has evolved to meet a growing range of needs, and its versatility today stands as a powerful asset in addressing current challenges.*

*LÉTZEBUERGER GEMENGEN REVIEW, DECEMBER 2023*

MANHATTAN PROJECT, MIXED-USE BUILDING IN BELVAL





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