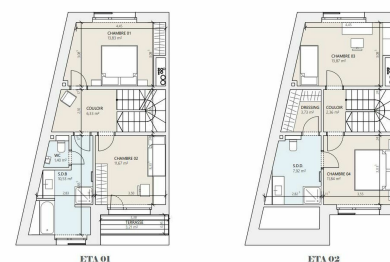
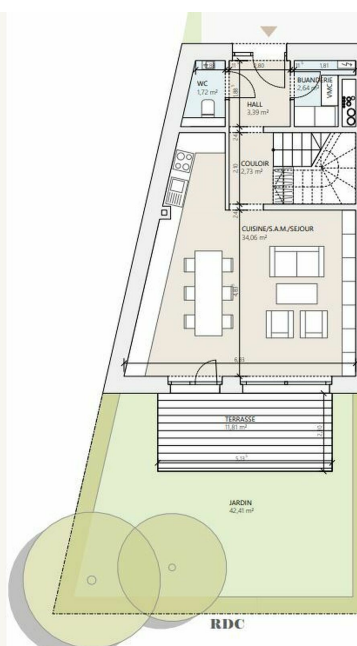


4 chambres 2 terrasses 1 jardin	
RDC	
○ HALL	3,39 m ²
○ WC	1,72 m ²
○ BUANDERIE	2,64 m ²
○ COULOIR	2,73 m ²
○ CUISINE/S.A.M./SEJOUR	34,06 m ²
TERRASSE	11,81 m ²
JARDIN	42,41 m ²
ETA 01	
○ COULOIR	6,33 m ²
○ CHAMBRE 01	13,83 m ²
○ CHAMBRE 02	11,67 m ²
○ SALLE DE BAIN	10,53 m ²
○ WC	1,40 m ²
TERRASSE	3,21 m ²
ETA 02	
○ COULOIR	2,36 m ²
○ CHAMBRE 03	13,87 m ²
○ CHAMBRE 04	11,87 m ²
○ SALLE DE DOUCHE	7,92 m ²
○ DRESSING	3,73 m ²



DESCRIPTION OF THE PROPERTY

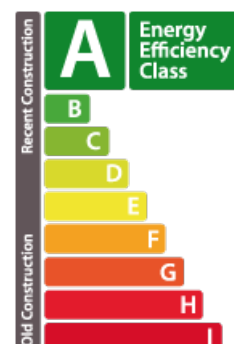
HD33 Real Estate, in collaboration with CAPELLI S.A., is offering VEFA sales of the new Up Side residential project in Mamer. This magnificent A1 triplex offers 128.02 m² of living space, with a private south-facing garden of 42.41 m². The triplex is naturally spread over 3 floors, as follows; First floor; -A 3.40m² entrance hall, with separate toilet and utility room.-A corridor leading to the stairwell and living room. A 34 m² living room, including dining room and open-plan kitchen, with direct access to the 11.81m² terrace and 42m² garden, (grassing and hedging included in the sale price). On the 1st floor you'll find ; Two bedrooms of approx. 12 and 14m² respectively, bedroom 02 with access to the 3.21 m² south-facing terrace and bedroom 01 with north-facing terrace. -On the same floor, you'll find a bathroom with bathtub, shower and separate toilet. 2nd and top floor; -Two bedrooms of 13.87 and 11.84 m² respectively. Bedroom 02 has access to the shower room. On the same landing, ...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 4
Area : 128.02m²
Number of bathrooms : 1
Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

📞 284 825 086

✉ contact@hd33.lu

🌐 <https://www.hd33.lu/en/detail-325>