



DESCRIPTION OF THE PROPERTY

HD33 Real Estate proposes you in VEFA sale in collaboration with CAPELLI S.A. the new residential project Up Side in Mamer. This magnificent two-family house M2 with a living space of 150m² and a private garden of 175m² with south-western exposure. The M1 house will be composed as follows; On the first floor; -A double garage with a direct access to the house -An entrance hall of 6,66m², with a separate toilet, a storage room and the staircase. -A living room of 50 m², including dining room and open kitchen, with direct access to the terrace of 25 m² and the garden of 170m², (grassing and delimitation of the plot by hedges included in the selling price). On the 1st floor you will find ; -A corridor of 8,29m², where the laundry room of 5,50m² will be located. -Room 01, a surface of 13,42m² with a bathroom of 5,38m² and an access to the large terrace of 23m² approximately in West-South exposure. The bathroom will allow you to access the dressing room of 7m². -An office of 12,14m² accessib...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 3
Area : 157.56m²
Number of bathrooms : 1
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

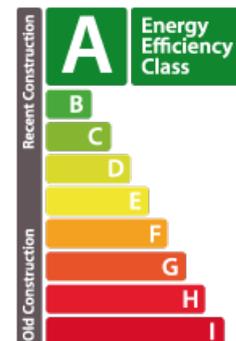
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🌐 <https://www.hd33.lu/en/detail-329>

ENERGY PASS

Energy performance



Thermal insulation

