

DESCRIPTION OF THE PROPERTY

In collaboration with CAPELLI S.A., HD33 Real Estate offers you the new Up Side residential project in Mamer for VEFA sale. This beautiful 3-bedroom A3 apartment in Lot1.1 has a living area of 117m², with a private south-facing garden of approx. 80m². The property is composed as follows; -8.52m² entrance hall. -A vast 45.03m² living room, including dining room and open kitchen, with direct access to the terrace and garden. There's also a guest toilet. -The kitchen also features a 2.28m² storage room.-Bedrooms 2 and 3 are 12.96m² and 13.41m² respectively.-Bedroom 3, with a surface area of 14.64m², has access to a 3.23m² shower room with toilet. -The 8.77m² corridor leading to bedrooms 2 and 3 will be used as a dressing room and access to the second 5.11m² shower room.The apartment has an east-west aspect, ensuring plenty of natural light. The sale price includes a cellar. Parking spaces are not included in the sale price. The sale price is announced on the basis of the super-reduced VA...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 3
Area : 117.85m²
Number of bathrooms : 2
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

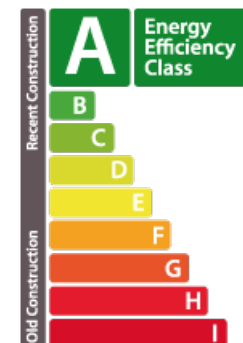
📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **<https://www.hd33.lu/en/detail-577>**

ENERGY PASS

Energy performance



Thermal insulation



CO2 emissions

