

DESCRIPTION OF THE PROPERTY

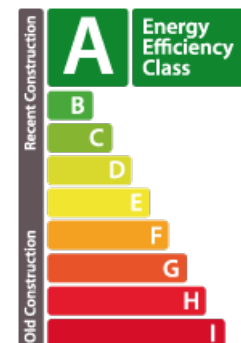
In collaboration with CAPELLI S.A., HD33 Real Estate offers you the new Up Side residential project in Mamer for VEFA sale. **APARTMENT - 3 BEDROOM - GARDEN - 2PARKING SPACES INCLUDED IN THE SALES PRICE**CONTACTDino Backes : +352 661 333 370contact@hd33.luThis beautiful 3-bedroom A2 apartment in Lot1.1 has a living area of 117m2, with a private south-facing garden of approx. 32m2. The property is composed as follows; -8.45m2 entrance hall. -A vast 44.87m2 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.-Three bedrooms, each with a surface area of 12.96m2.-Bedroom 1 has a 5.29m2 shower room with toilet. -The 8.38m2 corridor leading to bedrooms 2 and 3 will be used as a dressing room and access to the bathroom, as well as to the second 1.31m2 storage room. The apartment has an east-west aspect, guaranteeing plenty of natural light. The sale price includes a 6m2 ce...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 3
Area : 117.06m²
Number of bathrooms : 1
Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



CO2 emissions



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lu/en/detail-613>**