



## DESCRIPTION OF THE PROPERTY

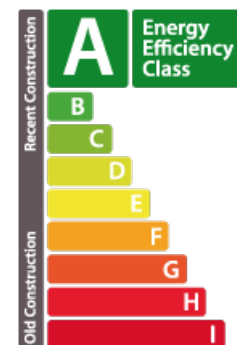
Don't hesitate to contact us: +352 661705033 +352 661333370contact@hd33.lu  
DELIVERY February 2026. SUMMER CONDITIONS:EXTENSION OF REGISTRATION FEE MEASURES!!! 3.5% DISCOUNT ON HOUSING UNTIL 08/31/2025 !!!Superb new 2-bedroom apartment in Mamer, Close to the European School.This 87.45 m<sup>2</sup> (GFA) property on the second floor comprises two spacious bedrooms, a modern bathroom, a bright living room with south-facing terrace, two indoor parking spaces and a cellar. Possibility of purchasing an additional parking space. Perfectly located close to amenities and with quick access to Luxembourg City. Price includes 3%&17% VAT, subject to acceptance of your application for reduced VAT.

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 87m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### CO2 emissions



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