



## DESCRIPTION OF THE PROPERTY

Superb Studio (A33) 40.75 m<sup>2</sup> 2nd floor, located in Mamer - Near European School and quick access to Luxembourg City. Under construction, high quality materials, DELIVERY in the next few months, February 2026. SUMMER CONDITIONS: EXTENSION OF REGISTRATION FEE MEASURES!!! 3.5% DISCOUNT ON HOUSING UNTIL 08/31/2025 !!! It offers a bright living room, a modern bathroom, a laundry room, an indoor parking space and a cellar. Conveniences nearby (shops, restaurants and public transport). Price incl. VAT (3% & 17%) subject to acceptance for reduced VAT. CONTACT US: +352661705033 +352661333370 [contact@hd33.lu](mailto:contact@hd33.lu)

## ENERGY PASS

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : -  
Area : 41m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

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

📞 **284 825 086**

✉ **[contact@hd33.lu](mailto:contact@hd33.lu)**

🌐 **<https://www.hd33.lu/en/detail-771>**