



DESCRIPTION OF THE PROPERTY

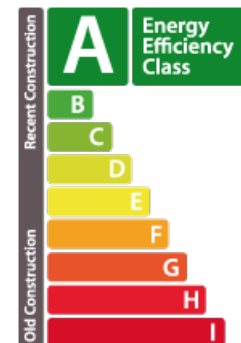
HD33 Real Estate offers you VEFA sales in collaboration with CAPELLI S.A. of the new Up Side residential project in Mamer. This beautiful 2-bedroom A4 apartment in Lot 1.1 is located on the 1st floor with elevator. It has 93 m² of living space and a 6.12m² balcony with southern exposure. The property is composed as follows;-4.10m² entrance hall. -A vast 44 m² living room, including dining room and open kitchen, with direct access to the terrace. There's also a guest toilet. -The kitchen also features a storage room of approx. 3m². -Two bedrooms of 14.65 and 12.96 m² respectively. A 4.80m² bathroom. An 8.50m² corridor that doubles as a dressing room. The sale price includes a cellar. Parkings are included in the sale price. The sale price is announced on the basis of the super-reduced VAT rate of 3%. Certain conditions are linked to this rate, in particular that of an acquisition with a view to principal residence, for more information on this subject please consult the following link; htt...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 2
Area : 93m²
Number of bathrooms : 1
Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-316>**