



DESCRIPTION OF THE PROPERTY

HD33 Real Estate, in collaboration with CAPELLI S.A., is offering VEFA sales of the new Up Side residential project in Mamer. This magnificent A3 triplex offers 166.59m² of living space, with a 30 m² south-facing private garden. The triplex is naturally spread over 3 floors, as follows; First floor; -A 5.28m² entrance hall, with separate toilet and utility room.-A corridor leading to the stairwell and living room. -A 30m² living room, including dining room and open kitchen, with direct access to the 11.81m² terrace and 32m² garden, (grassing and hedging included in the sale price). On the 1st floor you'll find ; -Three bedrooms;Bedroom 01, 10.60m², with a 5.74 dressing room, which provides access to the 4m² shower room.Bedroom 02, 12.82m², south-facing. Bedroom 03, a surface area of 10.42m², with access to a south-facing balcony of 3.38m². -An office of 9.17m² through which you must pass to access bedroom 01.-On the corridor, you'll find a 7.33m² shower room with toilet. 2nd and top fl...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 4
Area : 166.59m²
Number of bathrooms : -
Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-327>**