

### **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**

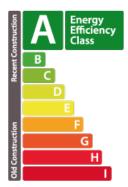
Number of pieces: -Nb. of bedroom(s): 4 Area: 166.59m²

Number of bathrooms : - Equipped kitchen : Non

- Huyghe Dubois Sàrl
- **♥** 53, Boulevard Royal 2nd Floor 2449
- **284 825 086**
- https://www.hd33.lamano.lu/en/detail-327

#### **ENERGY PASS**

# **Energy performance**



## Thermal insulation

