



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate proposes you in collaboration with Capelli SA, the sale in VEFA of the project "The Korner" in Pontpierre. The residence is located in a green and residential setting. Composed of three residences, ranging from studios to 3-bedroom apartments. Lot 6 has 8 units, including the 3-bedroom apartment 0.1, located on the ground floor. Apartment 0.1 has a living area of 125.40m<sup>2</sup>, composed as follows -An entrance hall of 7,70m<sup>2</sup>-A living room including, living space, and kitchen of 41.60m<sup>2</sup>-A shower room of 5m<sup>2</sup>-A bathroom of 5m<sup>2</sup>-A storage room of 5m<sup>2</sup>-A separate toilet of 1,70m<sup>2</sup>-A corridor of 10,10m<sup>2</sup>, allowing the access to the bedrooms; -Room 1 15m<sup>2</sup> -Room 2 12 m<sup>2</sup> Room 3 12m<sup>2</sup>-A private garden, including a terrace of 9,40 m<sup>2</sup>, in northern exposure. All the rooms are equipped with French windows to guarantee a perfect natural luminosity. The common laundry room is located in the basement, as well as the cellars. The parking spaces are not included in the sales price. The selling pr...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 3  
Area : 125.4m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449  
📞 284 825 086  
✉ contact@hd33.lu  
🌐 <https://www.hd33.lamano.lu/en/detail-395>

## ENERGY PASS

### Energy performance



### Thermal insulation

