

APPARTEMENT

A.5

102,37 m²
surface habitable

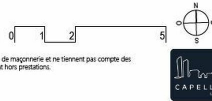
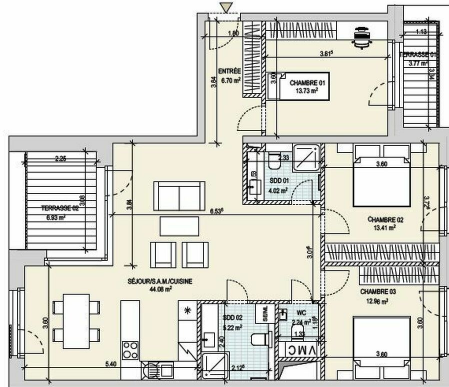
3 chambres | 2 terrasses

ENTRÉE	6,70 m ²
WC	2,24 m ²
SÉJOUR/S.A.M./CUISINE	44,08 m ²
LOCAL DEB	m ²
SALLE DE DOUCHE	4,02 m ²
SALLE DE BAIN	5,22 m ²
CHAMBRE 01	13,73 m ²
CHAMBRE 02	13,41 m ²
CHAMBRE 03	12,96 m ²

TERRASSE 01	3,77 m ²
TERRASSE 02	6,93 m ²



RESIDENCE / MAMER



Les surfaces sont des surfaces nettes et peuvent différer par rapport aux surfaces du cadastre qui s'en tiennent pas compte des épaisseurs des différents revêtements muraux (dalles, carrelages, autres). Les mobiliers et équipements (placards, cuisine, buanderie...) sont représentés à titre indicatif et sont hors prestations.
Planification sous réserve de modifications techniques (la VMC, le tableau électrique, les robinets/toilettes et leur plomberie ne sont pas représentés sur le plan).
Chaque vision arrive et remplace les versions précédentes. Ce plan ne peut être transmis à un tiers sans autorisation du promoteur.



DESCRIPTION OF THE PROPERTY

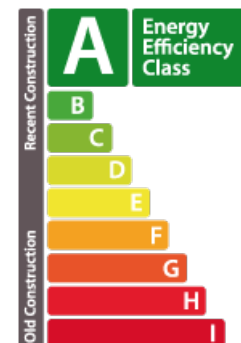
HD33 Real Estate offers you VEFA sales in collaboration with CAPELLI S.A. of the new Up Side residential project in Mamer. APARTMENT 3 BEDROOM 2 PARK SPACES INCLUDED IN THE SALES PRICE CONTACT Dino Backes +352 661 333 370 contact@hd33.lu This beautiful 3-bedroom A5 apartment in Lot 1.1 is located on the 1st floor with elevator. It has a living area of 102.37 m², and two balconies of 6.93 and 3.77m² facing east and west. The property comprises -A 6.70m² entrance hall, leading to bedroom 1. Bedroom 1 has a floor area of 13.73m², from which you have direct access to the east-facing balcony. -A vast 44m² living room, including dining room and open kitchen, with direct access to the terrace. -Two bedrooms of 12.96 m² and 13.41m² respectively, also facing east. The property includes two shower rooms and a separate toilet. The sale price includes a 6m² cellar. Parking spaces are not included in the sale price. The sale price is announced on the basis of the super-reduced VAT rate of 3%. Certain cond...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 3
Area : 102.37m²
Number of bathrooms : -
Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



CO2 emissions



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-579>**