



## DESCRIPTION OF THE PROPERTY

HD33 Real Estate proposes you in VEFA sale in collaboration with CAPELLI S.A. the new residential project Up Side in Mamer. CONTACTDino Backes at +352 661 333 370 or contact@hd33.lu This magnificent semi-detached house M1 with a living space of 150m<sup>2</sup> and a private garden of 175m<sup>2</sup> in south-western exposure. Delivery : 05/2026 The house will be composed as follows; First floor; -A double carport with a direct access to the house -An entrance hall of 6,66m<sup>2</sup>, with a separate toilet, a storage room and the staircase. -A living room of 50 m<sup>2</sup>, including a dining room and an open kitchen, with a direct access to the terrace of 25 m<sup>2</sup> and the garden of 175m<sup>2</sup>, (grassing and delimitation of the plot by hedges included in the selling price). On the 1st floor you will find ; -A corridor of 8,29m<sup>2</sup>, where the laundry room of 5,50m<sup>2</sup> will be located. -Room 01, a surface of 13,42m<sup>2</sup> with a bathroom of 5,38m<sup>2</sup> and an access to the large terrace of 23m<sup>2</sup> approximately in West-South exposure. The bathroom will all...

## SPECIFICATIONS

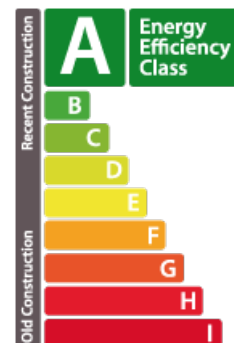
Number of pieces : -  
Nb. of bedroom(s) : 3  
Area : 157.56m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

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## ENERGY PASS

### Energy performance



### Thermal insulation

**A**

### CO2 emissions

**A**