



## DESCRIPTION OF THE PROPERTY

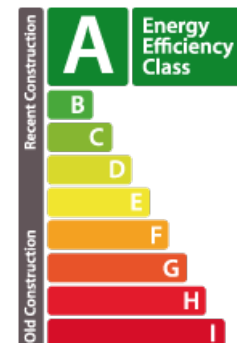
HD33 Real Estate offers you in VEFA sale in collaboration with CAPELLI S.A. the new residential project Up Side in Mamer. APARTMENT - 2 BEDROOM - GARDEN 2 PARK SPACES INCLUDED IN THE SALES PRICE CONTACT Dino Backes +352 661 333 370 contact@hd33.lu This beautiful A1 apartment in Lot 1.1 of 2 bedrooms with a living area of 85,24 m<sup>2</sup>, with a private garden of 12,91 m<sup>2</sup> in southern exposure. The property is composed as follows; -An entrance hall of 4,10m<sup>2</sup>. -A large living room of 38,57 m<sup>2</sup>, including dining room and open kitchen, with a direct access to the terrace and garden. You will also have at your disposal a toilet for the guests. -The kitchen also has a storage room of about 3m<sup>2</sup>. -Two bedrooms of respectively 12,96 and 12,62m<sup>2</sup>, each with their shower room of about 4,80m<sup>2</sup> with toilet. The corridor of 7,60 m<sup>2</sup> accessing the bedrooms, will be planned as dressing room. The selling price of the property a cellar of 6m<sup>2</sup>. The parking places are included in the sales price. The sale price is announced...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 87.19m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### Thermal insulation

**A**

### CO2 emissions

**A**

✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lamano.lu/en/detail-600>**