


APPARTEMENT
A.2

117,06 m²
surface habitable

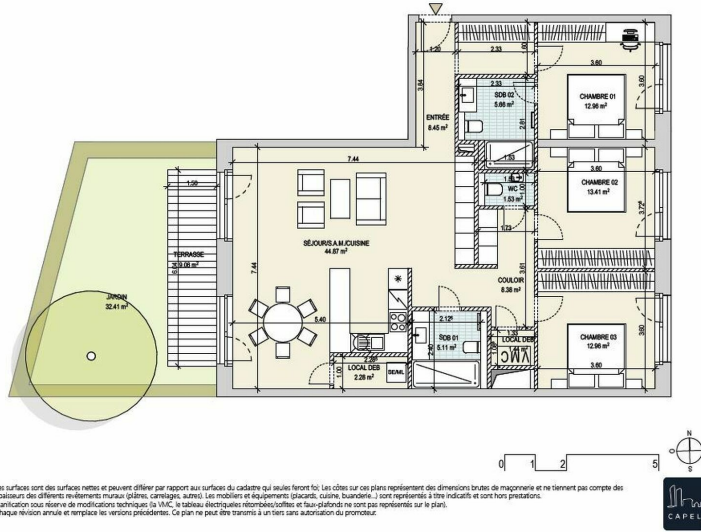
3 chambres | 1 terrasse | 1 jardin

- ENTRÉE 8,45 m²
- WC 1,53 m²
- SÉJOUR/S.A.M./CUISINE 44,87 m²
- LOCAL DEB 1,44 m²
- LOCAL DEB 2,28 m²
- COULOIR 8,38 m²
- SALLE DE BAIN 01 5,11 m²
- SALLE DE BAIN 02 5,66 m²
- CHAMBRE 01 12,96 m²
- CHAMBRE 02 13,41 m²
- CHAMBRE 03 12,96 m²

TERRASSE 9,06 m²
JARDIN 32,41 m²



RESIDENCE / MAMER



DESCRIPTION OF THE PROPERTY

In collaboration with CAPELLI S.A., HD33 Real Estate offers you the new Up Side residential project in Mamer for VEFA sale. APARTMENT - 3 BEDROOM - GARDEN - 2 PARKING SPACES INCLUDED IN THE SALES PRICE CONTACT Dino Backes : +352 661 333 370 contact@hd33.lu This beautiful 3-bedroom A2 apartment in Lot 1.1 has a living area of 117m², with a private south-facing garden of approx. 32m². The property is composed as follows; -8.45m² entrance hall. -A vast 44.87m² living room, including dining room and open kitchen, with direct access to the terrace and garden. There's also a guest toilet. -The kitchen also features a 2.28m² storage room. -Three bedrooms, each with a surface area of 12.96m². -Bedroom 1 has a 5.29m² shower room with toilet. -The 8.38m² corridor leading to bedrooms 2 and 3 will be used as a dressing room and access to the bathroom, as well as to the second 1.31m² storage room. The apartment has an east-west aspect, guaranteeing plenty of natural light. The sale price includes a 6m² ce...

SPECIFICATIONS

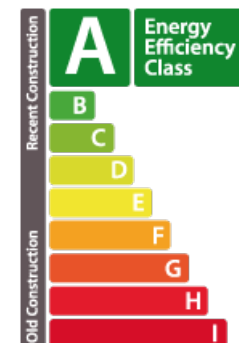
Number of pieces : -
Nb. of bedroom(s) : 3
Area : 117.06m²
Number of bathrooms : 1
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449
📞 284 825 086
✉ contact@hd33.lu
🌐 <https://www.hd33.lamano.lu/en/detail-613>

ENERGY PASS

Energy performance



Thermal insulation



CO2 emissions

