

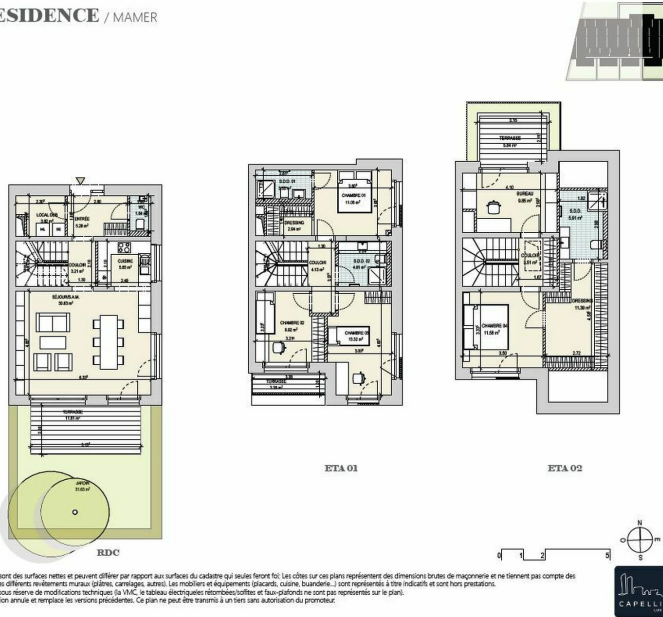
APPARTEMENT
A4

142,23 m²
surface habitable

4 chambres | 3 terrasses | jardin privé

RDC	
ENTRÉE	5,28 m ²
WC	1,64 m ²
LOCAL DB	3,82 m ²
COULOIR	3,23 m ²
CUISINE	5,65 m ²
SEJOUR/G.A.M.	30,63 m ²
TERRASSE	11,81 m ²
JARDIN	31,63 m ²
ETA 01	
COULOIR	4,13 m ²
CHAMBRE 01	11,05 m ²
DRESSING	2,94 m ²
SALLE DE DOUCHE 01	3,58 m ²
SALLE DE DOUCHE 02	4,81 m ²
CHAMBRE 02	9,92 m ²
CHAMBRE 03	13,32 m ²
TERRASSE	3,38 m ²
ETA 02	
COULOIR	3,51 m ²
BUREAU	9,85 m ²
CHAMBRE 04	11,58 m ²
DRESSING	11,39 m ²
SALLE DE DOUCHE	5,91 m ²
TERRASSE	5,84 m ²

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. TRIPLEX - 4 BEDROOM - OFFICE - DRESSING - GARDEN2 PARK SPACES INCLUDED IN THE SALES PRICE CONTACT Dino Backes +352 661 333 370 contact@hd33.lu This magnificent A4 triplex boasts 142m² of living space, with a private south-facing garden of 31 m². The triplex is naturally distributed over 3 floors, as follows; First floor; -A 5.28m² entrance hall, with separate toilet and utility room. -A corridor leading to the stairwell and living room. -A 30m² living room, including dining room and open kitchen, with direct access to the 11.81m² terrace and 34m² garden, (grassing and hedging included in the sale price). On the 1st floor you'll find ; -Three bedrooms; Bedroom 01, 11.05m² with a 2.91m² dressing room and a 3.58m² shower room with toilet. Bedroom 02, 9.92m², with access to a south-facing balcony of 3.38m². Bedroom 03, 13.32m². -Off the corridor is a 4.81m² shower room with toilet. 2nd and ...

SPECIFICATIONS

- Number of pieces : -
- Nb. of bedroom(s) : 4
- Area : 142.23m²
- Number of bathrooms : 1
- Equipped kitchen : Non

✓ **Huyghe - Dubois Sarl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

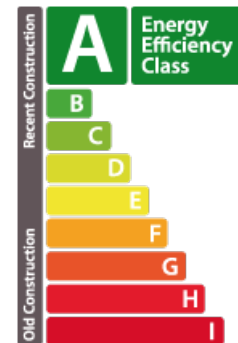
📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **https://www.hd33.lamano.lu/en/detail-615**

ENERGY PASS

Energy performance



Thermal insulation



CO2 emissions

