

**APPARTEMENT**  
**A4**

142,23 m<sup>2</sup>  
surface habitable

4 chambres | 3 terrasses | 1 jardin privé

RDC

- ENTRÉE 5,28 m<sup>2</sup>
- WC 1,64 m<sup>2</sup>
- LOCAL DB 3,82 m<sup>2</sup>
- COULOIR 3,23 m<sup>2</sup>
- CUISINE 5,65 m<sup>2</sup>
- SEJOUR/G.A.M. 30,63 m<sup>2</sup>
- TERRASSE 11,81 m<sup>2</sup>
- JARDIN 31,63 m<sup>2</sup>

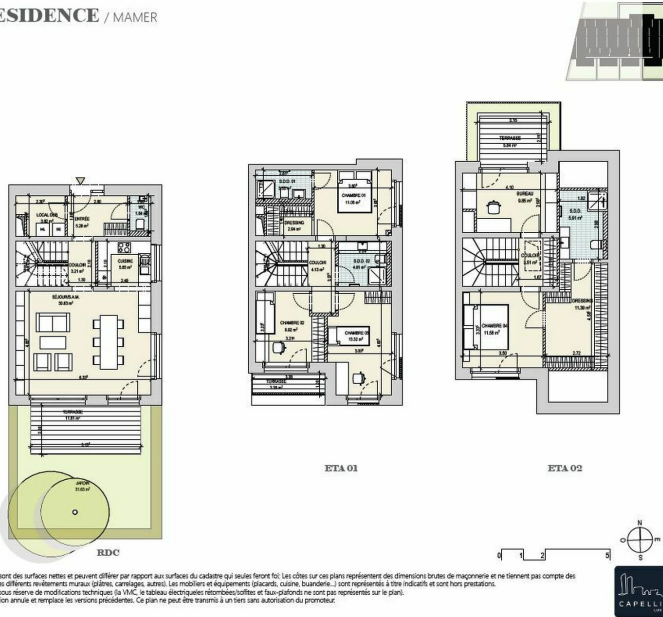
ETA 01

- COULOIR 4,13 m<sup>2</sup>
- CHAMBRE 01 11,05 m<sup>2</sup>
- DRESSING 2,94 m<sup>2</sup>
- SALLE DE DOUCHE 01 3,58 m<sup>2</sup>
- SALLE DE DOUCHE 02 4,81 m<sup>2</sup>
- CHAMBRE 02 9,92 m<sup>2</sup>
- CHAMBRE 03 13,32 m<sup>2</sup>
- TERRASSE 3,38 m<sup>2</sup>

ETA 02

- COULOIR 3,51 m<sup>2</sup>
- BUREAU 9,85 m<sup>2</sup>
- CHAMBRE 04 11,58 m<sup>2</sup>
- DRESSING 11,39 m<sup>2</sup>
- SALLE DE DOUCHE 5,91 m<sup>2</sup>
- TERRASSE 5,84 m<sup>2</sup>

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

**SPECIFICATIONS**

- Number of pieces : -
- Nb. of bedroom(s) : 4
- Area : 142.23m<sup>2</sup>
- Number of bathrooms : 1
- Equipped kitchen : Non

✓ **Huyghe - Dubois Sàrl**

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

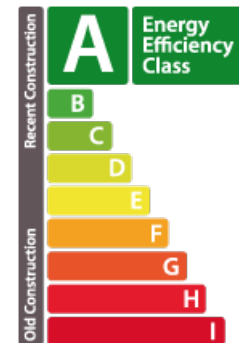
📞 **284 825 086**

✉ **contact@hd33.lu**

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

**ENERGY PASS**

**Energy performance**



**Thermal insulation**



**CO2 emissions**

