

APPARTEMENT
A.4

93,11 m²
surface habitable

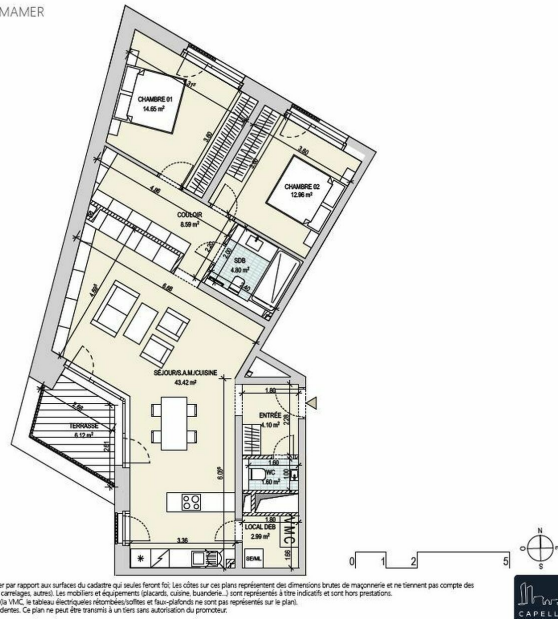
2 chambres | 1 terrasse

- ENTRÉE 4,10 m²
- WC 1,60m²
- SÉJOUR/S.A.M./CUSINE 43,42 m²
- LOCAL DEB 2,99 m²
- COULOIR 8,59 m²
- SALLE DE BAIN 4,80 m²
- CHAMBRE 01 14,65 m²
- CHAMBRE 02 12,96 m²

TERRASSE 6,12 m²



RESIDENCE / MAMER



DESCRIPTION OF THE PROPERTY

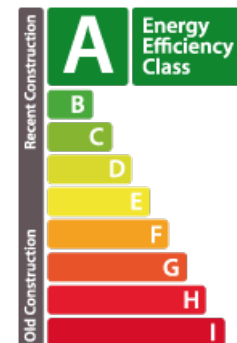
HD33 Real Estate offers you VEFA sales in collaboration with CAPELLI S.A. of the new Up Side residential project in Mamer. This beautiful 2-bedroom A4 apartment in Lot 1.1 is located on the 1st floor with elevator. It has 93 m2 of living space and a 6.12m2 balcony with southern exposure. The property is composed as follows;-4.10m2 entrance hall. -A vast 44 m2 living room, including dining room and open kitchen, with direct access to the terrace. There's also a guest toilet. -The kitchen also features a storage room of approx. 3m2.-Two bedrooms of 14.65 and 12.96 m2 respectively.A 4.80m2 bathroom. An 8.50m2 corridor that doubles as a dressing room. The sale price includes a cellar.Parkings are included in the sale price. The sale price is announced on the basis of the super-reduced VAT rate of 3%. Certain conditions are linked to this rate, in particular that of an acquisition with a view to principal residence, for more information on this subject please consult the following link; htt...

SPECIFICATIONS

Number of pieces : -
Nb. of bedroom(s) : 2
Area : 93m²
Number of bathrooms : 1
Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

📞 284 825 086

✉ contact@hd33.lu

🌐 <https://www.hd33.lu/en/detail-316>