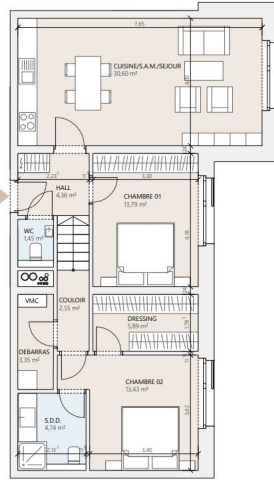


**A.7**

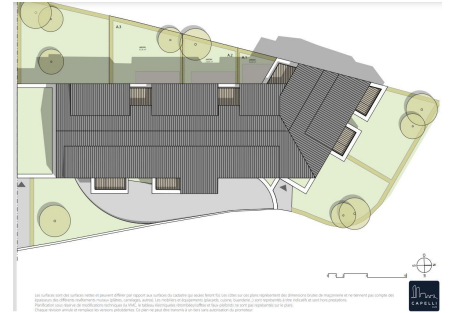
80,16 m<sup>2</sup>  
surface habitable

2 chambres

○ HALL	4,36 m <sup>2</sup>
○ WC	1,45 m <sup>2</sup>
○ CUISINE/S.A.M./SEJOUR	30,60 m <sup>2</sup>
○ CHAMBRE 01	13,79 m <sup>2</sup>
○ COULOIR	2,55 m <sup>2</sup>
○ DEBARRAS	3,35 m <sup>2</sup>
○ CHAMBRE 02	13,43 m <sup>2</sup>
○ DRESSING	5,89 m <sup>2</sup>
○ SALLE DE DOUCHE	4,74 m <sup>2</sup>



ETA 01



## DESCRIPTION OF THE PROPERTY

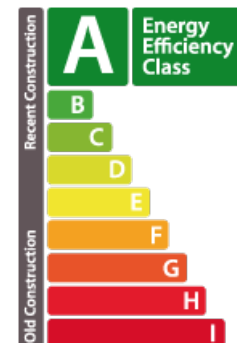
HD33 Real Estate offers you in VEFA sale in collaboration with CAPELLI S.A. the new residential project Up Side in Mamer. This beautiful apartment A7 in Lot1.1 of 2 bedrooms, located on the 1st floor with elevator. Has a living area of 80.16 m2. The property is composed as follows; -An entrance hall of 4,36m2 with a separate toilet.-A large living room of 31 m2, including dining room and open kitchen. -Then a 1st bedroom of about 14 m2. -A staircase leading to the lower part of the apartment where is located ; -A second bedroom of about 14m2. -A dressing room of about 6m2 accessible by the corridor. -A 5,80 m2 shower room with toilet. -A storage room of about 3,40m2. The selling price of the property includes two indoor parking spaces and a cellar of 6m2. The sale price is announced on the basis of the super-reduced rate of VAT at 3%, certain conditions are linked to this rate, in particular that of an acquisition with a view to the principal dwelling, for more information on this subje...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 80.16m<sup>2</sup>  
Number of bathrooms : -  
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-319**