

APPARTEMENT
A.1

126.42 m²
surface habitable

4 chambres | 2 terrasses | 1 jardin privé

RDC

- ENTRÉE 3.39 m²
- WC 1.72 m²
- LOCAL DEB 2.89 m²
- COULOIR 3.21 m²
- CLUSINE 3.76 m²
- SECOURS.S.A.M. 30.31 m²
- TERRASSE 11.81 m²
- JARDIN 40.05 m²

ETA 01

- COULOIR 6.33 m²
- CHAMBRE 01 14.13 m²
- CHAMBRE 02 11.67 m²
- SALLE DE BAIN 10.53 m²
- TERRASSE 3.38 m²

ETA 02

- COULOIR 2.36 m²
- CHAMBRE 03 11.66 m²
- CHAMBRE 04 11.74 m²
- SALLE DE DOUCHE 7.57 m²
- DRESSING 3.73 m²

RESIDENCE / MAMER



DESCRIPTION OF THE PROPERTY

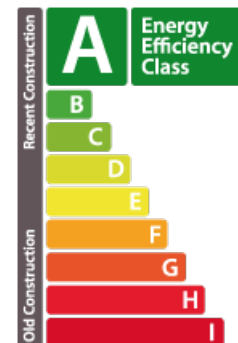
HD33 Real Estate, in collaboration with CAPELLI S.A., is offering VEFA sales of the new Up Side residential project in Mamer. CONTACTDino Backes +352 661 333 370contact@hd33.lu This magnificent A1 triplex offers 126 m2 of living space with a private 40 m2 garden facing south. The triplex is of course spread over 3 floors, as follows; First floor; -A 3.40m2 entrance hall, with separate toilet and utility room.-A corridor leading to the stairwell and living room. A 30 m2 living room, including dining room and open-plan kitchen, with direct access to the 11.81m2 terrace and 42m2 garden, (grassing and hedging included in the sale price). On the 1st floor you'll find ; Two bedrooms of approx. 12 and 14m2 respectively, bedroom 02 with access to the 3.38m2 south-facing terrace and bedroom 01 with north-facing terrace. -On the same floor, you'll find a bathroom with bathtub, shower and separate toilet. 2nd and top floor; -Two bedrooms of 11.66 and 11.74m2 respectively. Bedroom 02 has access to ...

SPECIFICATIONS

- Number of pieces : -
- Nb. of bedroom(s) : 4
- Area : 126.42m²
- Number of bathrooms : 1
- Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



✓ **Huyghe - Dubois Sàrl**

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🌐 **https://www.hd33.lu/en/detail-325**