


APPARTEMENT  
**A.11**

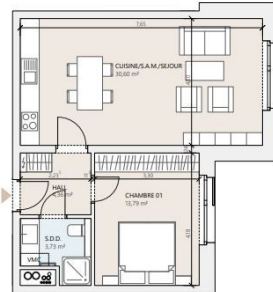
52,71 m<sup>2</sup>  
surface habitable

1 chambre

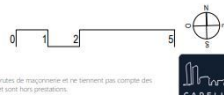
- HALL 4,36 m<sup>2</sup>
- CUISINE/S.A.M./SEJOUR 30,60 m<sup>2</sup>
- CHAMBRE 13,79 m<sup>2</sup>
- SALLE DE DOUCHE 3,96 m<sup>2</sup>



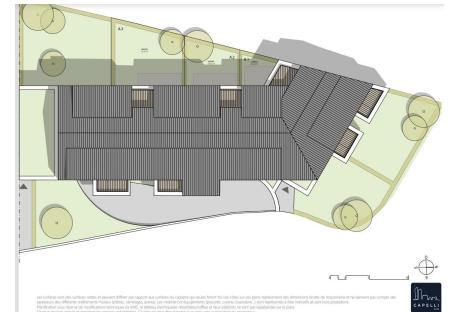
**RESIDENCE / MAMER**



ETA 02



Les surfaces sont des surfaces nettes et peuvent différer par rapport aux surfaces du cadastre qui intègrent les murs. Les cotes sur ces plans représentent des dimensions brutes de maçonnerie et ne tiennent pas compte des épaisseurs des différents revêtements muraux (plâtre, carrelage, autres). Les mobiliers et équipements (placards, vaisselle, quincaillerie, à savoir représentés à titre indicatif et sont hors prestations.

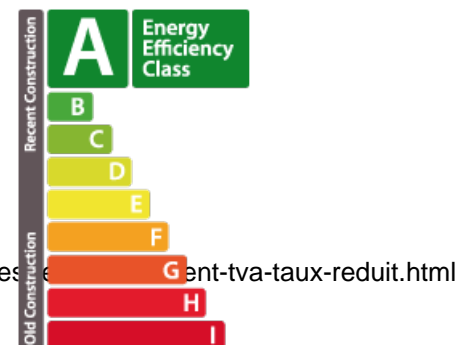


**DESCRIPTION OF THE PROPERTY**

HD33 Real Estate proposes you in VEFA sale in collaboration with CAPELLI S.A. the new residential project Up Side in Mamer. This beautiful apartment A11 in Lot1.1 of 1 bedroom, located on the 2nd floor with elevator. Has a living area of 52.71 m2. The property is composed as follows; -An entrance hall of 4,39m2 -A large living room of 33m2, including dining room and open kitchen, -A bedroom of 13,79m2.-A shower room of about 3,73 m2 with toilet. The sale price of the property includes an interior parking space, an exterior parking space and a cellar of 5m2. 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 subject please consult the following link; <https://guichet.public.lu/fr/citoyens/logement/renovation-transformation/aides-indirectes> Proximity The residence will be located...

**ENERGY PASS**

**Energy performance**



**SPECIFICATIONS**

- Number of pieces : -
- Nb. of bedroom(s) : 1
- Area : 52.71m<sup>2</sup>
- Number of bathrooms : -
- Equipped kitchen : Non

**Thermal insulation**



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lu/en/detail-461>**