

APPARTEMENT

### A.8

VARIANTE 02

86,50 m<sup>2</sup>  
surface habitable

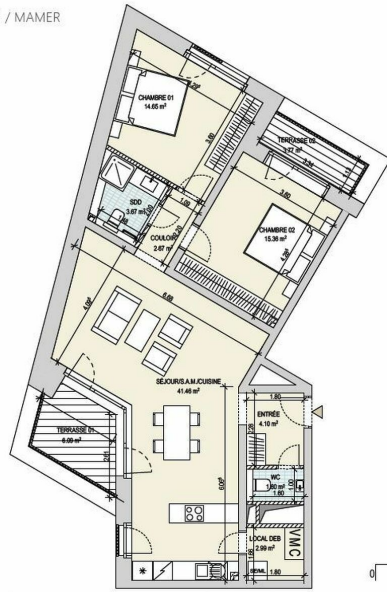
2 chambres | 2 terrasses

ENTRÉE	4,10 m <sup>2</sup>
COULOIR	2,67 m <sup>2</sup>
WC	1,60 m <sup>2</sup>
SÉJOUR/S.A.M./CUISINE	41,46 m <sup>2</sup>
LOCAL DEB	2,99 m <sup>2</sup>
SALLE DE DOUCHE	3,67 m <sup>2</sup>
CHAMBRE 01	14,65 m <sup>2</sup>
CHAMBRE 02	15,36 m <sup>2</sup>

TERRASSE 01	6,09 m <sup>2</sup>
TERRASSE 02	3,77 m <sup>2</sup>



RESIDENCE / MAMER



Les surfaces sont des surfaces nettes et peuvent différer par rapport aux surfaces du cadastre qui seules font foi. 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, cuisine, buanderie...) sont représentés à titre indicatif et sont hors prestations. Particularité sous réserve de modifications techniques (à V.A.C.), le tableau électrique rétroéclairé et les bas-plafonds ne sont pas représentés sur le plan.



## 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. APARTMENT 2 BEDROOM - 2 PARKING INCLUDED IN THE SALES PRICE CONTACT Dino Backes +352 661 333 370 contact@hd33.lu This beautiful apartment A8 in Lot1.1 of 2-bedroom, located on the 2nd floor with elevator. Has a living area of 86 m2, and two balconies of 3,77sqm in North-East exposure, and 6.09sqm in South exposure. The property is composed as follows; -An entrance hall of 4,10m2, with at your disposal a toilet for the guests. -A large living room of 41,46 m2, including dining room and open kitchen, with a direct access to the terrace of 6m2. -The kitchen also has a storage room of about 3m2. -A corridor of 2,67m2, leading to the bedrooms and the shower room, The sale price of the property includes a cellar of 6m2. The parking spaces are included in the sales price. The sale price is announced on the basis of the super-reduced rate of VAT at 3%, certain conditions are...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 86m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

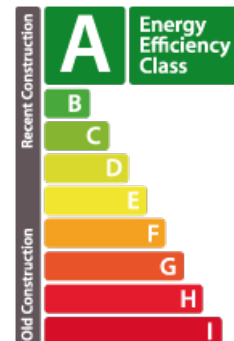
📞 284 825 086

✉ contact@hd33.lu

🌐 <https://www.hd33.lu/en/detail-582>

## ENERGY PASS

### Energy performance



### Thermal insulation

A

### CO2 emissions

A