

APPARTEMENT  
**A.2**

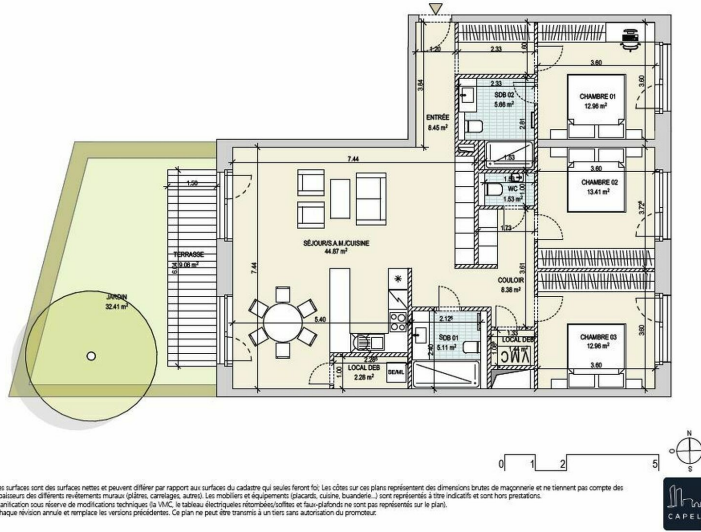
117,06 m<sup>2</sup>  
surface habitable

3 chambres | 1 terrasse | 1 jardin

- ENTRÉE 8,45 m<sup>2</sup>
- WC 1,53 m<sup>2</sup>
- SÉJOUR/S.A.M./CUISINE 44,87 m<sup>2</sup>
- LOCAL DEB 1,44 m<sup>2</sup>
- LOCAL DEB 2,28 m<sup>2</sup>
- COULOIR 8,38 m<sup>2</sup>
- SALLE DE BAIN 01 5,11 m<sup>2</sup>
- SALLE DE BAIN 02 5,66 m<sup>2</sup>
- CHAMBRE 01 12,96 m<sup>2</sup>
- CHAMBRE 02 13,41 m<sup>2</sup>
- CHAMBRE 03 12,96 m<sup>2</sup>

TERRASSE 9,06 m<sup>2</sup>  
JARDIN 32,41 m<sup>2</sup>

RESIDENCE / MAMER



## DESCRIPTION OF THE PROPERTY

In collaboration with CAPELLI S.A., HD33 Real Estate offers you the new Up Side residential project in Mamer for VEFA sale. APARTMENT - 3 BEDROOM - GARDEN - 2PARKING SPACES INCLUDED IN THE SALES PRICE CONTACT Dino Backes : +352 661 333 370 contact@hd33.lu This beautiful 3-bedroom A2 apartment in Lot1.1 has a living area of 117m2, with a private south-facing garden of approx. 32m2. The property is composed as follows; -8.45m2 entrance hall. -A vast 44.87m2 living room, including dining room and open kitchen, with direct access to the terrace and garden. There's also a guest toilet. -The kitchen also features a 2.28m2 storage room. -Three bedrooms, each with a surface area of 12.96m2. -Bedroom 1 has a 5.29m2 shower room with toilet. -The 8.38m2 corridor leading to bedrooms 2 and 3 will be used as a dressing room and access to the bathroom, as well as to the second 1.31m2 storage room. The apartment has an east-west aspect, guaranteeing plenty of natural light. The sale price includes a 6m2 ce...

## SPECIFICATIONS

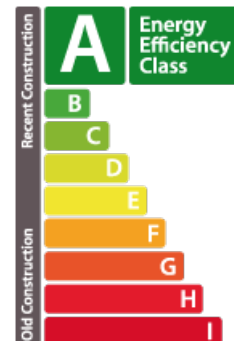
Number of pieces : -  
Nb. of bedroom(s) : 3  
Area : 117.06m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Saràl

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📞 284 825 086  
✉ contact@hd33.lu  
🌐 <https://www.hd33.lu/en/detail-613>

## ENERGY PASS

### Energy performance



### Thermal insulation

**A**

### CO2 emissions

**A**