

APPARTEMENT
A4

142.23 m²
surface habitable

4 chambres | 3 terrasses | 1 jardin privé

RDC

- ENTRÉE 5.28 m²
- WC 1.64 m²
- LOCAL DB 3.82 m²
- COULOIR 3.23 m²
- CUISINE 5.65 m²
- SEJOUR/G.A.M. 30.63 m²

TERRASSE 11.81 m²
JARDIN 31.63 m²

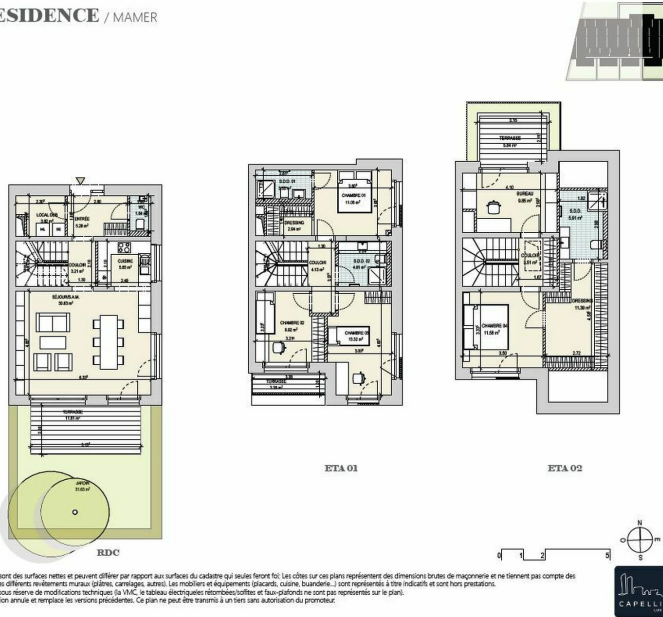
ETA 01

- COULOIR 4.13 m²
- CHAMBRE 01 11.05 m²
- DRESSING 2.94 m²
- SALLE DE DOUCHE 01 3.58 m²
- SALLE DE DOUCHE 02 4.81 m²
- CHAMBRE 02 9.92 m²
- CHAMBRE 03 13.32 m²
- TERRASSE 3.38 m²

ETA 02

- COULOIR 3.51 m²
- BUREAU 9.85 m²
- CHAMBRE 04 11.58 m²
- DRESSING 11.39 m²
- SALLE DE DOUCHE 5.91 m²
- TERRASSE 5.84 m²

RESIDENCE / MAMER



DESCRIPTION OF THE PROPERTY

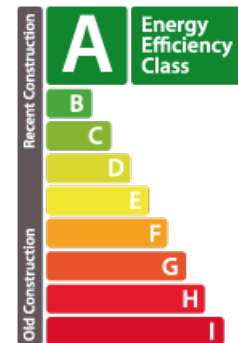
In collaboration with CAPELLI S.A., HD33 Real Estate offers you the new Up Side residential project in Mamer. TRIPLEX - 4 BEDROOM - OFFICE - DRESSING - GARDEN 2 PARK SPACES INCLUDED IN THE SALES PRICE CONTACT Dino Backes +352 661 333 370 contact@hd33.lu This magnificent A4 triplex boasts 142m² of living space, with a private south-facing garden of 31 m². The triplex is naturally distributed over 3 floors, as follows; First floor; -A 5.28m² entrance hall, with separate toilet and utility room. -A corridor leading to the stairwell and living room. -A 30m² living room, including dining room and open kitchen, with direct access to the 11.81m² terrace and 34m² garden, (grassing and hedging included in the sale price). On the 1st floor you'll find ; -Three bedrooms; Bedroom 01, 11.05m² with a 2.91m² dressing room and a 3.58m² shower room with toilet. Bedroom 02, 9.92m², with access to a south-facing balcony of 3.38m². Bedroom 03, 13.32m². -Off the corridor is a 4.81m² shower room with toilet. 2nd and ...

SPECIFICATIONS

- Number of pieces : -
- Nb. of bedroom(s) : 4
- Area : 142.23m²
- Number of bathrooms : 1
- Equipped kitchen : Non

ENERGY PASS

Energy performance



Thermal insulation



CO2 emissions



✓ **Huyghe - Dubois Sarl**

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🌐 **https://www.hd33.lu/en/detail-615**