

## DESCRIPTION OF THE PROPERTY

HD33 Real Estate is pleased to offer this beautiful new-build Iris residence in Bettange-sur-Mess, currently under construction. Delivery is possible from September 2025-Non-indexed sale price. The residence is located in a quiet, leafy setting with unobstructed views and excellent exposure. The project comprises four units distributed as follows. Apartment 02 is located on the first floor, benefiting from a garden and comprising three bedrooms of 9.71 square meters, 11.30 square meters and 13.92 square meters with access to the garden, a bathroom, a separate toilet and a spacious living room of 45 square meters with open kitchen (kitchen budget included). The property also benefits from a private laundry room in the apartment. This beautiful living room provides access to the terrace and private garden. Budget includes interior finishing (tiled and parquet flooring, painting and interior woodwork). The property is completed by two outdoor parking spaces under a carport and a cellar. Ne...

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 3  
Area : 108m<sup>2</sup>  
Number of bathrooms : 1  
Equipped kitchen : Non

✓ Huyghe - Dubois Sàrl

📍 53, Boulevard Royal - 2nd Floor 2449

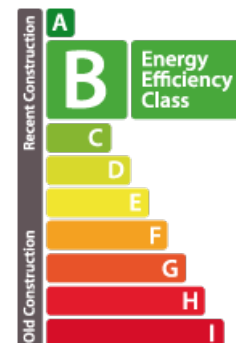
📞 284 825 086

✉ contact@hd33.lu

🌐 <https://www.hd33.lu/en/detail-731>

## ENERGY PASS

### Energy performance



### Thermal insulation

