



## DESCRIPTION OF THE PROPERTY

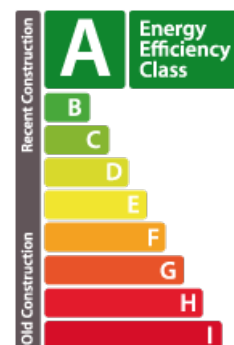
This beautiful 2-bedroom apartment (A31) in Mamer, near the European School. Under construction with DELIVERY in the coming months (MARCH 2026) It offers 87.45 m<sup>2</sup> of floor space (82.43 m<sup>2</sup> living space), high quality materials, located on the third floor. It comprises two bedrooms, a modern bathroom, a bright living room with south-facing terrace, two indoor parking spaces and a cellar. Possibility of purchasing an additional parking space. Ideally located close to shops, restaurants and public transport. Quick access to Luxembourg City. Price including VAT at 3%&17% subject to acceptance of your file by the administration. CONTACT US: +352661705033 +352661333370contact@hd33.lu

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 87m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### CO2 emissions



✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

📞 **284 825 086**

✉ **contact@hd33.lu**

🌐 **<https://www.hd33.lu/en/detail-769>**