

## DESCRIPTION OF THE PROPERTY

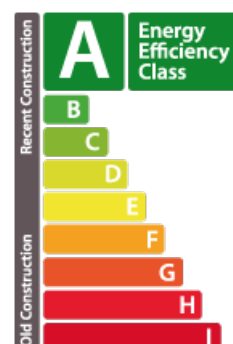
!!! DISCOVER THIS SUPERB TRIPLEX!!! – HURRY – LAST LOTS LEFT  
CONTACT US: +352 661705033 +352 661333370  
contact@hd33.lu  
4-Bedroom Triplex in Mamer - Near the European School and easy access to Luxembourg City. Construction underway, DELIVERY IN THE COMING MONTHS. MARCH 2026  
This triplex (F02) measures 163.74 m<sup>2</sup> (weighted), or 155.39 m<sup>2</sup> (living space). It consists of 4 bedrooms, 2 modern shower rooms, and 2 south-facing terraces, offering optimal light. Built with quality materials. It also features a private garden. This property offers two private underground parking spaces and a storage cellar. The price includes VAT of 3% and 17%, subject to acceptance of your file by the registration administration to benefit from the reduced VAT.

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 4  
Area : 164m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### CO2 emissions



✓ **Huyghe - Dubois Sàrl**

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🌐 **<https://www.hd33.lu/en/detail-793>**