TRIPLEX

MAMER

REF. 6681

1 310 000 €

4 bedrooms
139.49m² Surface (m²)

Less than 20 minutes by car from the center of Luxembourg, your Unicorn real estate agency is offering for sale a 4-bedroom triplex apartment in a new real estate program in Mamer.

Located in the Up'Side residence, this 139.49m2 property will be delivered in the last quarter of 2024 and is ideal for young couples and families looking for space and outdoor living.

As you enter this splendid triplex, you'll be greeted by a handsome entrance hall leading to a separate toilet, a laundry room and the main corridor. The latter leads to the main living area.

With a surface area of 36.28m2, the living room offers an open space with a kitchen opening onto the dining room and lounge. All this is illuminated by bay windows with access to a terrace and a 33.69m2 south-facing garden.

The upper level offers a first night space accessible by stairs. A spacious corridor leads to a first bedroom of 11.05m2 with private shower room, WC and dressing room. A second 10m2 bedroom has its own private 3.21m2 south-facing terrace, while the third offers 13.32m2 of ideal space. A shower room with WC completes the first floor.

On the third and top floor, a breathtaking master suite with access to a private dressing room, leading to a shower room with WC. An 11.74m2 study and further access to a 5.25m2 terrace complete this floor.

Two indoor parking spaces are available at €100,000 extra.

Non-contractual photos.
The price shown includes a 3% VAT rate (subject to approval by the authorities).

For further information, please contact us on 26 54 17 17.

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https://www.unicorn.lu/en/detail-6681-vente-triplex-mamer

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