

# TRIPLEX

## MAMER

REF. 7072

1 490 000 €

4 bedrooms

167.7m<sup>2</sup> Surface (m<sup>2</sup>)



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 167.70m<sup>2</sup> property will be delivered in the first half of 2025 and is ideal for both young couples and families looking for space and outdoors.

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 36.21m<sup>2</sup>, 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 an 11.81m<sup>2</sup> terrace and a 31.51m<sup>2</sup> garden.

The upper level offers a first night space accessible via the stairs. A spacious corridor leads to a first bedroom of 10.46m<sup>2</sup> with private shower room, WC and dressing room. A second bedroom of 10.42m<sup>2</sup> has its own private south-facing terrace of 3.21m<sup>2</sup>, while the third offers a surface area of 12.82m<sup>2</sup>. An office, shower room with toilet and separate toilet complete the first floor.

On the third and top floor, a breathtaking master suite with access to a private dressing room with terrace, leading to a shower room with toilet and another private terrace. An office with terrace also completes 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 tax authorities).

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



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<https://www.unicorn.lu/en/detail-7072-vente-triplex-mamer>



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