

TRIPLEX

MAMER

REF. 7073

1 295 000 €

4 bedrooms

137.9m² 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 137.90m² 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 the 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 36.21m², 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 11.81m² terrace and a 31.51m² garden.

The upper level offers a first night space accessible via the stairs. A spacious corridor leads to a first bedroom of 11.12m² 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 living space. A shower room with toilet completes the first floor.

On the third and top floor, an office, a breathtaking master suite with access to a private dressing room with terrace, leading to a shower room with WC and another private terrace.

Two indoor parking spaces are available at €80,000 extra.

Non-contractual photos.

The listed price includes a 3% VAT rate (subject to approval by the tax authorities).

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

<https://www.unicorn.lu/en/detail-7073-vente-triplex-mamer>



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