

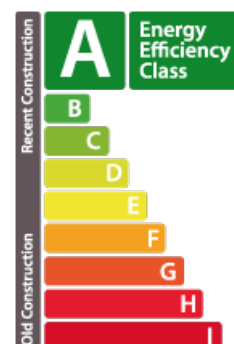


## DESCRIPTION OF THE PROPERTY

CONTACT US: +352 661705033 +352 661333370 [contact@hd33.lu](mailto:contact@hd33.lu) SUMMER CONDITIONS: EXTENSION OF REGISTRATION FEE MEASURES!!! 3.5% DISCOUNT ON HOUSING UNTIL 08/31/2025 !!! SUPERB STUDIO (A23) of 40.75 m<sup>2</sup> 2nd floor, located in Mamer - Near European School and quick access to Luxembourg City. Under construction, high-standard materials, DELIVERY in the next few months (February 2026), it offers a bright living room, a modern bathroom, a laundry room, an indoor parking space and a cellar. Conveniences nearby (shops, restaurants and public transport). Price incl. VAT (3% & 17%) subject to acceptance for reduced VAT. Take advantage of government measures!

## ENERGY PASS

### Energy performance



## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 1  
Area : 41m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## CO2 emissions



✓ **Huyghe - Dubois Sàrl**

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