



## DESCRIPTION OF THE PROPERTY

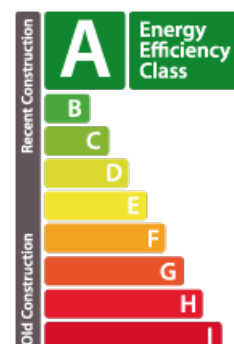
CONTACT US: +352 661705033 +352 661333370 [contact@hd33.lu](mailto:contact@hd33.lu) SUMMER CONDITIONS: EXTENSION OF REGISTRATION FEE MEASURES!!!! 3.5% DISCOUNT ON HOUSING UNTIL 08/31/2025 !!! DISCOVER : This beautiful 2-bedroom apartment (B21) in Mamer, near the European School. Under construction with DELIVERY in the coming months. February 2026. It offers 74.65 m<sup>2</sup> of weighted surface area (72 m<sup>2</sup> living space), high quality materials, located on the second floor. It comprises two bedrooms, a modern bathroom, a bright living room with south-facing terrace, an indoor parking space and a cellar. Possibility of purchasing an additional parking space. Ideally located close to shops, restaurants and public transport. Quick access to Luxembourg City. Prices include VAT at 3% and 17%, subject to acceptance of your application by the authorities.

## SPECIFICATIONS

Number of pieces : -  
Nb. of bedroom(s) : 2  
Area : 75m<sup>2</sup>  
Number of bathrooms : -  
Equipped kitchen : Non

## ENERGY PASS

### Energy performance



### CO2 emissions



✓ **Huyghe - Dubois Sàrl**

📍 **53, Boulevard Royal - 2nd Floor 2449**

📞 **284 825 086**

✉ **[contact@hd33.lu](mailto:contact@hd33.lu)**

🌐 **<https://www.hd33.lamano.lu/en/detail-774>**