

# TRIPLEX

## MAMER

REF. 6681

1 310 000 €

4 bedrooms

139.49m<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 139.49m<sup>2</sup> 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 36.28m<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 a terrace and a 33.69m<sup>2</sup> south-facing garden.

The upper level offers a first night space accessible by stairs. A spacious corridor leads to a first bedroom of 11.05m<sup>2</sup> with private shower room, WC and dressing room. A second 10m<sup>2</sup> bedroom has its own private 3.21m<sup>2</sup> south-facing terrace, while the third offers 13.32m<sup>2</sup> 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 11.74m<sup>2</sup> study and further access to a 5.25m<sup>2</sup> 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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