

# TRIPLEX

## MAMER

REF. 7071

1 195 000 €

4 bedrooms

127.97m<sup>2</sup> Surface (m<sup>2</sup>)

Energetic Index A



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 127.97m<sup>2</sup> property will be delivered in the first half of 2025 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 34.07m<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 42.4m<sup>2</sup> garden.

The upper level offers a first night space accessible via the stairs. A spacious corridor leads to the first bedroom (13.83m<sup>2</sup>), and the second bedroom (11.67m<sup>2</sup>) has its own private south-facing terrace (3.21m<sup>2</sup>). A bathroom with toilet completes the floor.

On the third and top floor, a breathtaking master suite with access to a shower room with toilet and a private dressing room. A fourth bedroom completes this floor.

The triplex apartment is sold with two indoor parking spaces at €80,000.

Non-contractual photos.

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

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

<https://www.unicorn.lu/en/detail-7071-vente-triplex-mamer>



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