

for sale apartment in mamer



**location**  
mamer

**rooms**  
2

**surface**  
116.78 m²

**price**  
1.190.833 €

## description

For sale, charming apartment in the beautiful MALIA residence, ideally located in the heart of Mamer.

This modern apartment is on the first floor of the apartment building and offers a living surface of 116,78 m².

The property offers two nice bedrooms, each with an en-suite bathroom, one with a bathtub and the other with a shower. The pleasant entrance hall, where you will find a separate toilet, leads you to the equipped kitchen which opens onto the spacious living and dining area, with an access to a beautiful 45,27 m² terrace.

To complete the offer, a private cellar and two indoor parking spaces are

available in the basement and are included in the selling price.

The MALIA residence is ideally located in the heart of Mamer.

The housing block is composed of the following properties:

- 1 shop on the ground floor
- 5 1-bedroom apartments
- 2 2-bedroom apartments
- 1 3-bedroom duplex

The indoor parking spaces, private cellars, common and technical rooms are all located in the basement.

Distances from Mamer to:

BELLE ETOILE Shopping Center: 1,8 km

Luxembourg city center: 9 km

The apartments are sold off plan before completion.

- Energy efficiency rating: A
- Insulation rating: B

The agency property\* offers selected objects tailored to your needs.

Feel free to visit our website [www.property.lu](http://www.property.lu) to discover our other properties or to contact us directly at: 26 86 13.

If you have a property for sale or for rent, the agency property \* is the only agency to offer professional ads as well as exceptional service to present your property as well as it deserves.

Agency fees are paid by the seller.

---

#### amenities

gas heating	floor heating
fitted kitchen	independent kitchen
living room	hall
laundry	cellar
number of floors : 4	floor number : 1
underground parkings : 2	terrace
terrace surface : 45,27 m²	elevator
triple glazing	reinforced door
vmc double flux	videophone
electric shutters	insulation rating : b
energy rating : a	

2 pictures available

