

for sale duplex in mamer



**location**  
mamer

**rooms**  
3

**surface**  
162 m<sup>2</sup>

**price**  
1.548.830 €

### description

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

This modern apartment is on the second floor of the apartment building and offers a living surface of 61.63 m<sup>2</sup>.

The property offers an entrance hall, a spacious living area, an equipped open kitchen and a nice bedroom. A 23,43 m<sup>2</sup> terrace and a bathroom including a shower and toilet also 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

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**amenities**

gas heating	floor heating
fitted kitchen	independent kitchen
living room	hall
laundry	cellar
number of floors : 4	floor number : 3
underground parkings : 3	terrace
terrace surface : 95 m²	elevator
triple glazing	reinforced door
vmc double flux	videophone
electric shutters	insulation rating : b
energy rating : a	

3 pictures available



