



## DESCRIPTION

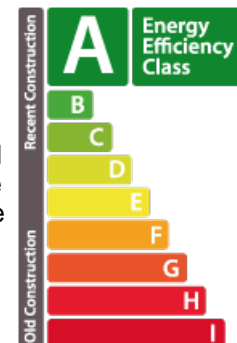
REAL IMMO is proud to offer you the new OPAL residence in MAMER, in the Roudewee district. Construction contract, not VEFA. Duplex with terrace on 1st and 2nd floor, 196.10 m<sup>2</sup>. Apartment B1 offers two bedrooms, a bathroom, storage space, laundry room and separate toilet on the 1st floor. On the 2nd floor, you'll find a spacious living room opening onto a modern kitchen, with access to a 28.60 m<sup>2</sup> south-west-facing terrace, a second separate toilet and a master suite with dressing room and private bathroom. The listed price includes the price of the apartment with its interior location, the price of the land and the architect's and engineer's fees, including 3% VAT and 17% subject to acceptance by the Administration de l'Enregistrement, des Domaines et de la TVA. Delivery: to be agreed. About the OPAL project: The OPAL residence is located at L-8264 Mamer, 15 and 15A, Roudewee. It will be built on two plots of land with a total surface area of 17.02 ares. This magnificent project of modern and ex...

## CHARACTERISTICS

Number of pieces : 4  
Nb. chamber (s) : 3  
Area : 196.1m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class

**A**

### CO2 emissions Class

**A**

✓ Real immo

📍 4 rue Michel Rodange L-2430  
☎ +352 691 50 20 20  
✉ info@real-immo.lu  
🌐 <https://www.real-immo.lu/en/detail-404>