



## DESCRIPTION

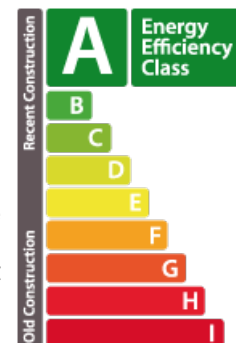
REAL IMMO is proud to offer you the new OPAL residence in MAMER, in the Roudewee district. Construction contract, not VEFA. 191.70 m<sup>2</sup> duplex apartment with terrace on first floor and 1st floor. Apartment A offers generous living space on the first floor, with an open kitchen opening onto a 36.4 m<sup>2</sup> terrace, laundry room, separate toilet and checkroom. The 1st floor features a master suite with dressing room and private bathroom, two further bedrooms and a second shower room. The advertised 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% and 17% VAT (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 exclusive design is located ...

## CHARACTERISTICS

Number of pieces : 4  
Nb. chamber (s) : 3  
Area : 190m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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