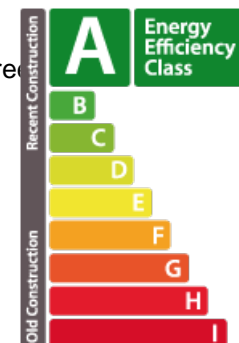


## DESCRIPTION

Lot: B8\_03\_01 This penthouse, with a net living area of 171.61 m<sup>2</sup>, located on the 3rd floor of the Andromeda residence, will charm you with its spaciousness and 3.50 m ceiling height. The apartment features a private entrance from the elevator, which leads to a bright living room opening onto the kitchen and also providing access to the large 67.64 m<sup>2</sup> terrace. The sleeping area offers three bedrooms, one with a private bathroom, a shower room, a separate toilet, and a laundry room. shower room, as well as a separate toilet and a private laundry room. Net living area: 171.61 m<sup>2</sup> Terrace area: 67.64 m<sup>2</sup> Weighted area: 205.43 m<sup>2</sup> Price including VAT at 3% and 17%: €2,797,633.04\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the authorities. The price includes:- 2 indoor parking spaces- 1 private cellar- The fitted kitchen, valued at €31,191.60 including VAT Price including VAT at 17%: €2,847,633.04 The advertised price is a FIXED PRICE: it will not be subject to any price ...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
 Nb. chamber (s) : 3  
 Area : 205.43m<sup>2</sup>  
 Nb. of bathrooms : 2  
 Equipped kitchen : Non

### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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