



## DESCRIPTION

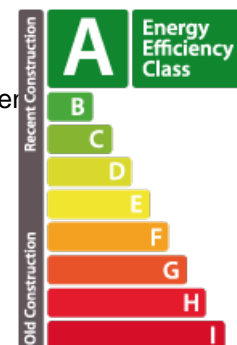
New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE district CONSTRUCTION IN PROGRESS: 65% complete, delivery end of 2026 Unit: C3\_0.01 Your REAL IMMO real estate agency offers this new 2-bedroom apartment with a net living area of 84.63 m<sup>2</sup>, located on the ground floor of the residence. You will be charmed by its superior quality finishes, spacious layout, west-facing aspect, and 2.80 m ceiling height. The apartment comprises an entrance hall leading to a bright living room open to the kitchen, which also provides access to a 15 m<sup>2</sup> terrace and a 28 m<sup>2</sup> private garden. The sleeping area will offer you 2 bedrooms, a bathroom with toilet, a private laundry room, and a separate toilet. Areas (subject to change during construction): Living area: 84.63 m<sup>2</sup> Terrace area: 15.32 m<sup>2</sup> Garden area: 27.80 m<sup>2</sup> Weighted area: 93.54 m<sup>2</sup> Price including VAT (3% and 17%): €1,026,337.56\*\* VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry. Price including VAT (17%): €1,076,337.5...

## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 93.54m<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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