



## DESCRIPTION

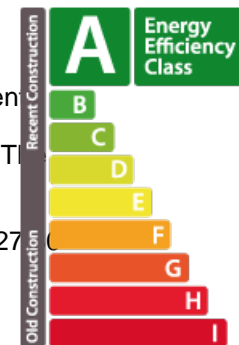
New TUSCANA residence (A/A/A) in Bertrange, Millewee estate CONSTRUCTION IN PROGRESS: 65% complete, delivery end of 2026 Lot: C3\_0.01 Your REAL IMMO real estate agency offers this new two-bedroom apartment with a net living area of 84.63 m<sup>2</sup>, located on the ground floor of the residence. You will be captivated by its superior quality finishes, its spacious interiors, its west-facing exposure, and its 2.80 m ceiling height. The apartment features an entrance hall leading to a bright living room opening onto the kitchen and also providing access to the 15 m<sup>2</sup> terrace and the 28 m<sup>2</sup> private garden. The sleeping area offers two bedrooms, a bathroom with a toilet, a private laundry room, and a separate toilet. Surface areas (subject to change during construction): Living area: 84.63 m<sup>2</sup> Terrace area: 15.32 m<sup>2</sup> Garden area: 28 m<sup>2</sup> Weighted area: 93.54 m<sup>2</sup> Price including mixed VAT (3 and 17%): €1,154,764.76\*\* VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry and E...

## 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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