



## DESCRIPTION

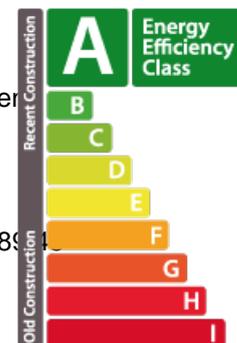
New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE district CONSTRUCTION IN PROGRESS: 81% complete, delivery end of 2026 Unit: C3\_0.02 Your REAL IMMO real estate agency offers this new 2-bedroom apartment with a net living area of 83.45 m<sup>2</sup>, located on the ground floor of the residence. You will be charmed by its superior quality finishes, spacious layout, east-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 6 m<sup>2</sup> terrace and a 38 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: 83.45 m<sup>2</sup> Terrace area: 5.66 m<sup>2</sup> Garden area: 37.68 m<sup>2</sup> Weighted area: 89.48 m<sup>2</sup> Price including VAT (combined 3% and 17%): €972,033.16\*\* VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry. Price including 17% VAT: €1,022,03...

## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 89.48m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class

**A**

### CO2 emissions Class

**A**

✓ Real immo

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