# Apartment

89.48m² 2 Bedroom(s)
Bertrange

**1 089 640€**







## DESCRIPTION

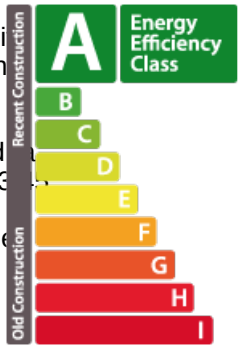
95% COMPLETE. Delivery Q4 2026.New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE districtUnit: C3_0.02Your REAL IMMO real estate agency offers this new 2-bedroom apartment with a net living area of ??83.45 m², located on the ground floor of the residence. You will be charmed by its superior quali finishes, spacious layout, and northeast exposure.The apartment comprises an entrance hall leading to a bright living room open to the kitchen, which also provides access to a 6 m² terrace and a 38 m² private garden.The sleeping area will offer you 2 bedrooms, a bathroom with toilet, a private laundry room, and separate toilet.Areas (subject to change during construction):Living area: 83 m²Terrace area: 5.66 m²Garden area: 37.68 m²Weighted area: 89.48 m²Price including 17% VAT: €1,089,639.70€50,000 VAT refund subject to approval by the Land Registry.The price includes:- 1 private cellar- 1 private indoor garage- 1 outdoor parking spaceOff-plan purchase 95%, delivery Q4 2026.The TUSCA...

## CHARACTERISTICS

Number of pieces : 3
Nb. chamber (s) : 2
Area : 89.48m²
Nb. of bathrooms : 1
Equipped kitchen : Non

## ENERGY PASS

### Energy class




### Thermal insulation class

A

### CO2 emissions Class

A


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