

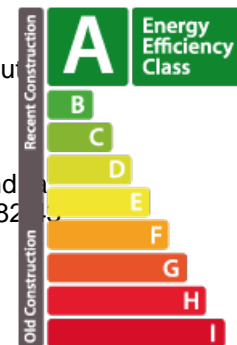


## DESCRIPTION

New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE district. CONSTRUCTION UNDERWAY: 65% complete, delivery end of 2026. Unit: C3\_0.03. Your REAL IMMO real estate agency offers this new 2-bedroom apartment with a net living area of 82.43 m<sup>2</sup>, located on the ground floor of the residence. You will be charmed by its superior quality finishes, spacious layout, southeast exposure, 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 7 m<sup>2</sup> terrace and a 39 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: 82.43 m<sup>2</sup>. Terrace area: 6.98 m<sup>2</sup>. Garden area: 39.40 m<sup>2</sup>. Weighted area: 89.16 m<sup>2</sup>. Price including VAT (combined 3% and 17%): €1,098,402.10\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry. Price including 17% VAT: €1,098,402...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 89.16m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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