

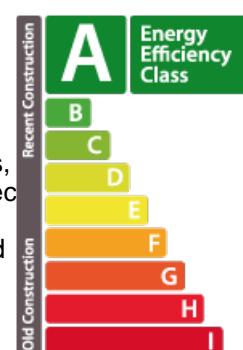


## DESCRIPTION

**CONSTRUCTION UNDERWAY:** 65% complete, delivery end of 2026  
**New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE district**  
**Unit: C3\_0.04**  
Your REAL IMMO real estate agency offers this new 2-bedroom apartment with a net living area of ??86.29 m<sup>2</sup>, located on the ground floor of the residence. You will be charmed by its superior quality finishes, spacious layout, southwest 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 15 m<sup>2</sup> terrace and a 27 m<sup>2</sup> private garden. The sleeping area will offer you 2 bedrooms, bathroom with toilet, a private laundry room, and a separate toilet. Areas (subject to change during construction): Living area: 86.29 m<sup>2</sup> Terrace area: 15.38 m<sup>2</sup> Garden area: 27.37 m<sup>2</sup> Weighted area: 95.18 m<sup>2</sup> Price including VAT (3% and 17%): €1,175,900.76\*\* VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry. The price includes:- 1 private cellar Price...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 2  
Area : 95.18m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

### Thermal insulation class



### CO2 emissions Class



### Real immo

4 rue Michel Rodange L-2430  
+352 691 50 20 20  
info@real-immo.lu  
<https://www.real-immo.lu/en/detail-417>