



## DESCRIPTION

New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE cityLot: C3\_1.02Your real estate agency REAL IMMO offers you this new apartment with a net living area of ??51.36 m<sup>2</sup>, located on the 1st floor of the residence. It will seduce you with its superior finishing qualities, its NORTH exposure, its beautiful spaces and its ceiling height of 2.80 m.The apartment consists of an entrance that will lead you to a bright living room open to the kitchen (with reservation for a private laundry room) and also giving access to the 8 m<sup>2</sup> loggia.The night area will offer you 1 bedroom, a shower room with toilet.Living area: 51.36 m<sup>2</sup>Loggia area: 8 m<sup>2</sup>Weighted area: 54.74 m<sup>2</sup>Price including VAT 3 and 17%: €734,778.12\*\*VAT at the super reduced rate of 3% subject to conditions and the agreement of the Registration and Estates Administration.The price includes:- 1 covered outdoor space (carport type)- 1 private cellarPrice including VAT 17%: €784,778.12VEFA, estimated delivery: 2027The TUSCANA residence is...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 1  
Area : 54.74m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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