

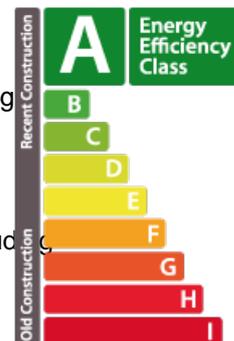


## DESCRIPTION

CONSTRUCTION UNDERWAY: 81% complete, delivery end of 2026  
 TUSCANA residence (A/A/A) in Bertrange, MILLEWEE district  
 Unit: C3\_1.04  
 Your REAL IMMO real estate agency offers this new apartment with a net living area of 54.26 m<sup>2</sup>, located on the 1st floor of the residence. You will be charmed by its superior finishes, its southeast exposure, its spacious layout, and its 2.80 m ceiling height.  
 The apartment comprises an entrance hall leading to a bright living room open to the kitchen and also providing access to a 10 m<sup>2</sup> loggia. The sleeping area offers one bedroom, a shower room with toilet, and a private laundry room.  
 Living area: 54.26 m<sup>2</sup> Loggia area: 10.43 m<sup>2</sup> Weighted area: 58.43 m<sup>2</sup>  
 Price including VAT (3% and 17%): € 654,061.77\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry.  
 Price including VAT (17%): € 704,061.78  
 The price includes:- 1 private cellar  
 1 covered outdoor parking space (carport type) available at a price of €46,800, including 17% VAT...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
 Nb. chamber (s) : 1  
 Area : 58.43m<sup>2</sup>  
 Nb. of bathrooms : -  
 Equipped kitchen : Non

### Thermal insulation class

**A**

### CO2 emissions Class

**A**

✓ Real immo

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