

**Apartment** 58.43m² 1 Bedroom(s) Bertrange





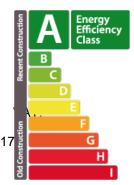


## DESCRIPTION

New **TUSCANA** residence (A/A/A)in Bertrange, estateCONSTRUCTION IN PROGRESS: 55% completion, delivery end of 2026Lot: C3\_1.04Your REAL IMMO real estate agency offers this new apartment with a net living area of ??54.26 m², located on the 1st floor of the residence. It will charm you with its superior quality finishes, its southeast exposure, its generous spaces, and its 2.80 m ceiling height. The apartment features an entrance hall leading to a bright living room opening onto the kitchen and also providing access to the 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 3% and 17% €674,784.68\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry and Estates Administration. Price including 17 VAT: €724,784.68The price includes:- 1 private cellar1 covered outdoor parking space (carport type) available for...

## **ENERGY PASS**

## **Energy class**



### **CHARACTERISTICS**

Number of pieces: 3 Nb. chamber (s): 1 Area: 58.43m2 Nb. of bathrooms: -Equipped kitchen: Non

## Thermal insulation class



## CO2 emissions Class



# Real immo

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