

# **Apartment** 55.55m² 1 Bedroom(s)

55.55m<sup>2</sup> 1 Bedroom(s) Bertrange





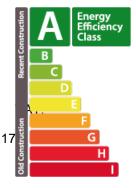


#### **DESCRIPTION**

New **TUSCANA** residence (A/A/A)in Bertrange, estateCONSTRUCTION IN PROGRESS: 55% completed, delivery en of 2026.Lot: C3\_1.06Your REAL IMMO real estate agency offers this new apartment with a net living area of ??52.09 m², located on the 1st floor of the residence. It will charm you with its superior finishes, its south-facing exposure, its spaciousness, 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 9 m² loggia. The sleeping area offers one bedroom, a shower room with WC, a private laundry room, and a separate WC.Living area: 52.09 m<sup>2</sup>Loggia area: 8.66 m<sup>2</sup>Weighted area: 55.55 m<sup>2</sup>Price including 3% and €639,086.26\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry and Estates Administration. Price including 17 VAT: €689,086.26The price includes:- 1 private cellar1 covered outdoor parking space (carport type) available fo...

## **ENERGY PASS**

## **Energy class**



## **CHARACTERISTICS**

Number of pieces: 3 Nb. chamber (s): 1 Area: 55.55m<sup>2</sup> Nb. of bathrooms: -Equipped kitchen: Non

## Thermal insulation class



## **CO2** emissions Class



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