



## DESCRIPTION

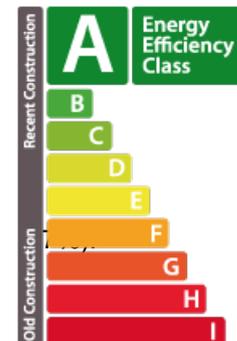
**CONSTRUCTION UNDERWAY:** 81% complete. Delivery end of 2026. New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE district Unit: C3\_2.01 Your REAL IMMO real estate agency offers this magnificent penthouse with a net living area of 132.09 m<sup>2</sup>, located on the 2nd and top floor of the residence. You will be captivated by its superior finishes, its southwest exposure, its beautiful open spaces, and its 2.80 m ceiling height. The apartment comprises an entrance hall leading to a bright living room opening onto a 66 m<sup>2</sup> terrace and also providing access to the kitchen. The sleeping area offers a master suite with a dressing room and bathroom with toilet, two bedrooms and a shower room with toilet, a private laundry room, and a separate toilet. Living area: 132.09 m<sup>2</sup> Loggia area: 65.66 m<sup>2</sup> Weighted area: 153.79 m<sup>2</sup> Price including VAT (3% and €1,967,397.90\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the Land Registry. Price including VAT (17%): €2,017,397.90 The price in...

## CHARACTERISTICS

Number of pieces : 6  
Nb. chamber (s) : 3  
Area : 153.79m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class



### CO2 emissions Class



✓ Real immo

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