

# **Apartment**

118.86m² 3 Bedroom(s) Bertrange

# 2 033 587€





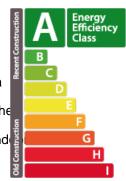


### **DESCRIPTION**

GEMINI is THE new, UNIQUE and extraordinary project that combines luxury, lifestyle, and prestige in Luxembourg. The residence stands out for its quality and unique layout in the Grand Duchy of Luxembourg. Apartment A13This 118.86 m² apartment, located on the 2nd floor of the residence, will captivate you with its fabulous spaciousness thanks to its 3.45 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 20.93 m² loggia. The sleeping area offers three bedrooms, one with a private bathroom, a shower room with toilet, a separate toilet, and a private laundry room. Living area: 113.39 m²Loggia area: 10.93 m²Weighted area: 118.86 m²Price including VAT (3% and 17%): €2,033,587.32\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the authorities. Price including VAT (17%): €2,083,587.32The price includes:- 2 indeparking spaces- 1 private cellar of 9.86 m²- 1 wine cellar Avai...

## **ENERGY PASS**

## **Energy class**



#### **CHARACTERISTICS**

Number of pieces: -Nb. chamber (s): 3 Area: 118.86m<sup>2</sup> Nb. of bathrooms: 1 Equipped kitchen: Non

#### $\Lambda$

Thermal insulation class



### **CO2** emissions Class



### Real immo

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