

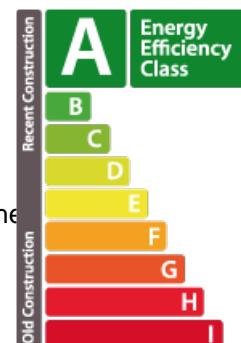


## DESCRIPTION

GEMINI is THE new, UNIQUE, and EXCEPTIONAL 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 A7This 205.98 m<sup>2</sup> apartment, located on the 3rd floor of the residence, will captivate you with its fabulous proportions thanks to its 3.45 m high ceilings. The apartment comprises an entrance hall leading to a bright living room open to the kitchen and also providing access to a 22.10 m<sup>2</sup> loggia. The sleeping area offers three bedrooms, an office or lobby (one with an en-suite bathroom), two shower rooms with toilets, and a private laundry room. Living area: 194.93 m<sup>2</sup> Loggia area: 22.10 m<sup>2</sup> Weighted area: 205.98 m<sup>2</sup> Price including 3% and 17% VAT: €3,236,709.41\*\* VAT at the super-reduced rate of 3% subject to conditions and approval by the tax authorities. Price including 17% VAT: €3,286,709.41 The price includes:- 3 indoor parking spaces- 1 private cellar of 19.58 m<sup>2</sup>- 1 wine cellarThe k...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 3  
Area : 205.98m<sup>2</sup>  
Nb. of bathrooms : 1  
Equipped kitchen : Non

### Thermal insulation class



### CO2 emissions Class



### Real immo

4 rue Michel Rodange L-2430  
+352 691 50 20 20  
info@real-immo.lu  
<https://www.real-immo.lu/en/detail-490>