# **Apartment**

205.98m<sup>2</sup> 3 Bedroom(s) Bertrange







# **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 A7This 205.98 m² apartment, located on the 3rd 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 22.10 m² loggia. The sleeping area offers three bedrooms, one with a private bathroom, two shower rooms with toilets, and a private laundry room. Living area: 194.93 m²Loggia area: 22.10 m²Weighted area: 205.98 m²Price including VAT (3% and 17%): €3,236,709.41\*\*VAT at the super-reduced rate of 3% subject to conditions and approval by the authorities. Price including VAT (17%): €3,286,709.41The price includes:- 3 indoor parking spaces- 1 private cellar of 19.58 m²- 1 wine cellar Availability: upon ...

## **CHARACTERISTICS**

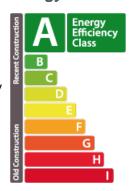
Number of pieces: -Nb. chamber (s): 3 Area: 205.98m<sup>2</sup> Nb. of bathrooms: 1 Equipped kitchen: Non

# Real immo

- 9 4 rue Michel Rodange L-2430
- +352 691 50 20 20
- https://www.real-immo.lu/en/detail-490

# **ENERGY PASS**

## **Energy class**



## Thermal insulation class



## **CO2** emissions Class

