

## DESCRIPTION

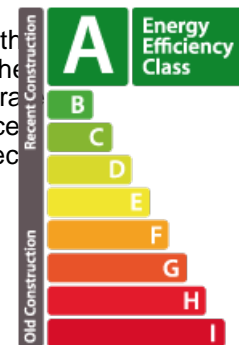
Lot: B6\_03\_01 This penthouse with a surface area of 174.24 m<sup>2</sup>, located on the 3rd floor of the VELA residence, will seduce you with its beautiful spaces and its ceiling height of 3.50 m. The apartment consists of an entrance which will lead you to a bright living / dining room open to the kitchen and also giving access to the terrace. The night area will offer you 3 bedrooms and 2 bathrooms, including the master bedroom with dressing room and shower room, as well as a separate toilet. Living area: 167.32 m<sup>2</sup> Loggia area: 13.84 m<sup>2</sup> Weighted area: 174.24 m<sup>2</sup> Price including 3% VAT: €3,089,605.48\*\*VAT at the super reduced rate of 3% subject to conditions and the agreement of the administration. The price includes: - 2 indoor parking spaces - 1 private cellar - the fitted kitchen with a value including VAT of EUR 55,228.80 Price including VAT 17%: €3,139,605.48 The advertised price is a FIXED PRICE: the latter will not experience any price indexation until the delivery of the apartment. DELIVERY TO BE AG...

## CHARACTERISTICS

Number of pieces : -  
Nb. chamber (s) : 3  
Area : 174.24m<sup>2</sup>  
Nb. of bathrooms : 2  
Equipped kitchen : Non

## ENERGY PASS

### Energy class



### Thermal insulation class

**A**

### CO2 emissions Class

**A**

✓ Real immo

📍 4 rue Michel Rodange L-2430  
☎ +352 691 50 20 20  
✉ info@real-immo.lu  
🌐 <https://www.real-immo.lu/en/detail-263>