

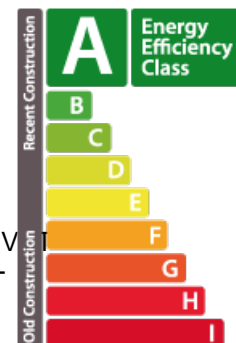


## DESCRIPTION

New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE cityLot: C3\_1.04Your real estate agency REAL IMMO offers you this new apartment with a net living area of 54.26 m<sup>2</sup>, located on the 1st floor of the residence. It will seduce you with its superior finishing qualities, its SOUTH-EAST exposure, its beautiful spaces and its ceiling height of 2.80 m.The apartment consists of an entrance that will lead you to a bright living room open to the kitchen and also giving access to the 10 m<sup>2</sup> loggia.The night area will offer you 1 bedroom, a shower room with toilet and a private laundry room.Living area: 54.26 m<sup>2</sup>Loggia area: 10.43 m<sup>2</sup>Weighted area: 58.43 m<sup>2</sup>Mixed price including VAT 3 and 17%: €784,609.44\*\*VAT at the super reduced rate of 3% subject to conditions and the agreement of the Registration and Estates Administration.Price including VAT 17%: €834,609.44The price includes:- 1 covered outdoor space (carport type)- private cellarVEFA, estimated delivery: 2027The TUSCANA residence is locat...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 3  
Nb. chamber (s) : 1  
Area : 58.43m<sup>2</sup>  
Nb. of bathrooms : -  
Equipped kitchen : Non

### 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-421>