

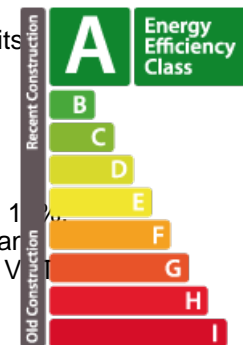


## DESCRIPTION

New TUSCANA residence (A/A/A) in Bertrange, MILLEWEE cityLot: C3\_2.02Your real estate agency REAL IMMO offers you this magnificent penthouse with a net living area of 133.13 m<sup>2</sup>, located on the 2nd and last floor of the residence. It will seduce you with its superior finishing qualities, its SOUTH-EAST exposure, its beautiful open spaces and its ceiling height of 3.50 m.The apartment consists of an entrance that leads you to a bright living room opening onto the 65 m<sup>2</sup> terrace and also giving access to the kitchen.The night area will offer you 1 master suite with dressing room and bathroom with WC, 2 bedrooms and a shower room with WC, a private laundry room and a separate WC.Living area: 133.13 m<sup>2</sup>Loggia area: 64.81 m<sup>2</sup>Weighted area: 154.57 m<sup>2</sup>Mixed price including VAT 3 and 17%: €2,333,852.80\*\*VAT at the super reduced rate of 3% subject to conditions at the agreement of the Registration and Estates Administration.Price including VAT 17%: €2,383,852.80The price includes:- 2 indoor parki...

## ENERGY PASS

### Energy class



## CHARACTERISTICS

Number of pieces : 6  
Nb. chamber (s) : 3  
Area : 154.57m<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-425>