

supereal.



Bertrange

apartment – 1 bedroom

59 m²

668.284 €

For sale by Supereal. New-build one-bedroom garden apartment in Bertrange!

This 59 sqm one-bedroom garden level apartment features an entrance with a storage room, an open kitchen leading into a spacious living room, a shower room, and a separate toilet. High ceilings enhance the sense of space, creating an open and airy atmosphere.

The 18 sqm terrace and 37 sqm garden seamlessly extend from the kitchen and lounge, offering a natural flow between indoor and outdoor living. Hedges will surround the garden to ensure privacy.

Furthermore it offers a 5.27 sqm basement storage unit as well as access to a shared laundry room, though buyers may explore the option of integrating a private laundry space.

Since the property is still in the planning phase, customization options remain available. Construction is underway, with completion scheduled for March 2026.

Bertrange offers a perfect balance between convenience and quality of life. Ideally located near nurseries and schools, including the European School Luxembourg II in Mamer, it provides excellent educational options for families. With the Belle Étoile shopping center just around the corner and great public transport connections, residents enjoy easy access to daily amenities and Luxembourg City.

The price listed includes a 3% super-reduced VAT rate, which is reserved for acquisitions intended for personal use.

Fees paid by the seller. If you need any further information or an estimate of your property, feel free to contact our great team! Supereal. smart real estate services.

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À vendre par Supereal. Bel appartement neuf une chambre avec jardin à Bertrange !

Cet appartement d'une surface de 59 m² en rez-de-jardin dispose d'une entrée avec débarras, d'une cuisine ouverte sur un spacieux séjour, d'une salle de douche et d'un toilette séparé. La hauteur sous plafond accentue la sensation d'espace, offrant une atmosphère ouverte et lumineuse.

La terrasse de 18 m² et le jardin de 37 m² s'intègrent harmonieusement à la cuisine et au salon, créant une belle continuité entre l'intérieur et l'extérieur. Des haies entoureront le jardin afin de garantir plus d'intimité.

L'appartement comprend également une cave de 5,27 m² ainsi qu'un accès à une buanderie commune, avec la possibilité pour l'acheteur d'intégrer un espace







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