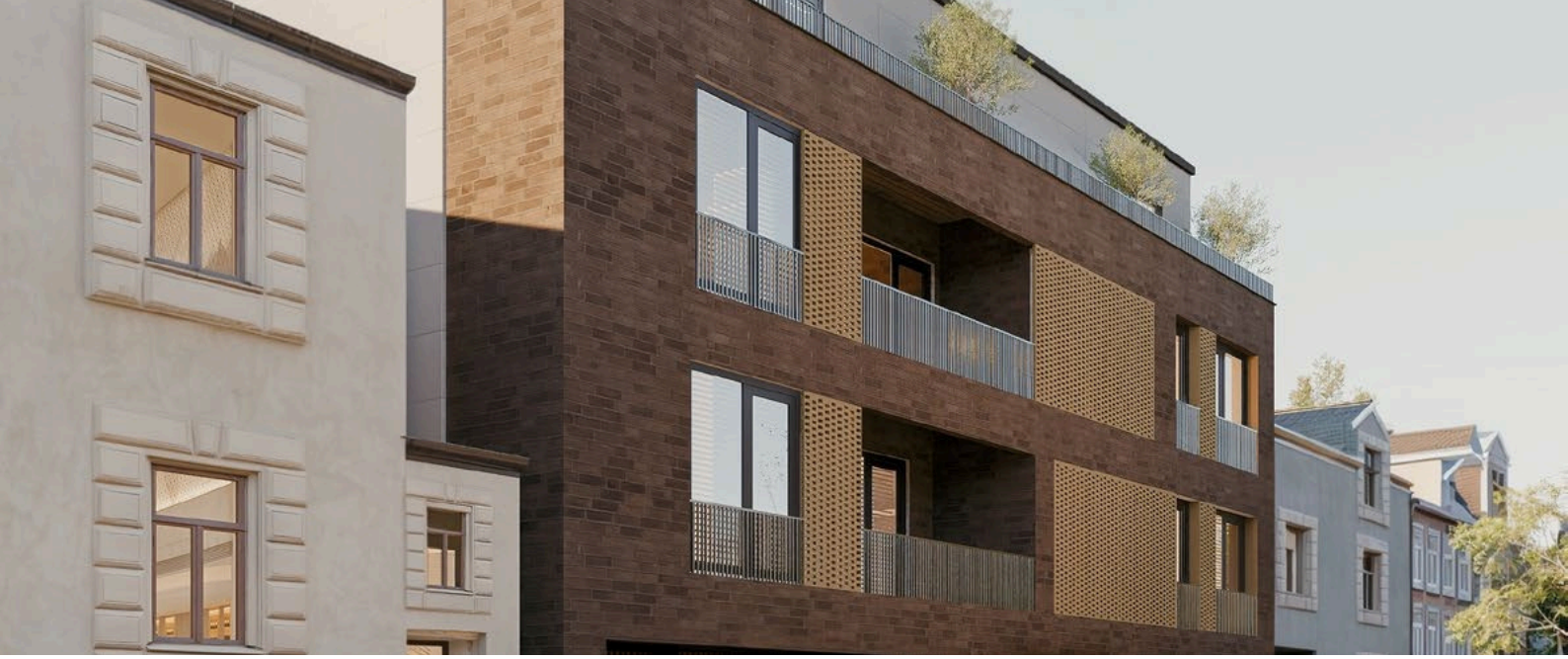


Discover our exclusive properties

The Pilgrim is pleased to present “Résidence Via Cappello” — a modern residential development that combines contemporary design, exceptional energy performance, and premium finishes.

Currently under construction on a 6.9 ares plot, this elegant residence features six apartments, a ground-floor commercial unit, 12 underground parking spaces, and a secure shared garden.

With a total building volume of 702 m², the project meets the highest construction standards and boasts an AAA energy rating. Heating is provided by an energy-efficient heat pump, and top-quality insulation — including triple-glazed aluminium windows with acoustic glass and PU foam-insulated floor panels — ensures both thermal and sound comfort while keeping energy costs low.

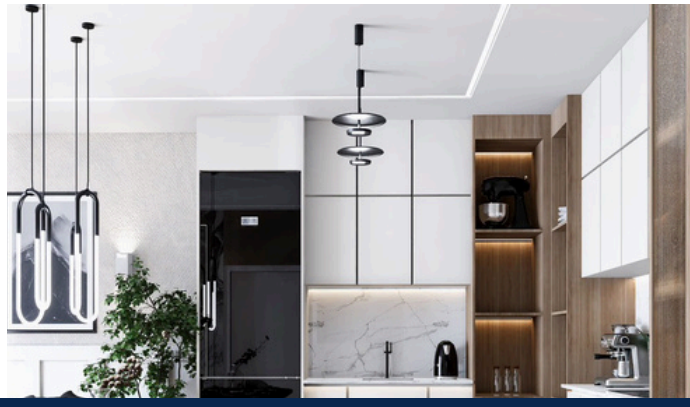
Premium materials are used throughout, with finishes from renowned brands such as Imola, Kährs, and Villeroy & Boch. From floor tiles to bathroom fittings, every detail can be tailored to your preferences. You’ll have the opportunity to personalize nearly every aspect of your future home, with our full support and guidance throughout the process.

The Pilgrim would be delighted to schedule a visit and help you shape your new home according to your unique vision.

Warm regards,

El Hajji Salim

Agency Director
+352 621 745 606



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History & Location

Welcome to Schuttrange — a peaceful and picturesque commune nestled in the Alzette Valley, just minutes from Luxembourg City.

Surrounded by lush forests and scenic trails, it offers an ideal setting for nature lovers. Rich in heritage, Schuttrange features charming cobbled streets, the 18th-century Saint Peter's Church, and the historic Château de Schuttrange.

Despite its tranquil atmosphere, the commune is well-equipped with local shops (including Smatch just 400m away), schools, restaurants, and sports facilities, ensuring a vibrant and convenient lifestyle.

Mobility

Schuttrange is perfectly connected for those working in Luxembourg City, with quick access to major roads and public transport. Kirchberg is just 11 minutes away, the airport 7 minutes, and the city center 14 minutes.
Prefer public transport?
The train station is a 5-minute walk with direct 15-minute rides to the city, and a bus stop just 2 minutes away offers a 13-minute ride to Kirchberg. Combining convenience and calm, our residence in Schuttrange offers an exceptional quality of life for you and your family.

1- Campus & School garden
2- Administration communale
3- Super market
4- Train station
5- Sport club
6- Kinesitherapeute

Residence via CAPPELLO-SCHUTTRANGE

Schuttrange, a commune located in the southeast of Luxembourg, is an attractive location for investments due to its strategic position and high quality of life. The proximity to the capital, Luxembourg City, just 10 kilometers away, provides quick access to major economic hubs while preserving a rural and peaceful environment.
With excellent road connections via the A1 highway and a well-developed public transport network, Schuttrange is easily accessible for both businesses and professionals. Additionally, the region is experiencing continuous growth in both residential and commercial sectors, fueled by a stable economy and increasing interest in Luxembourg as an international financial center. The combination of infrastructure, economic stability, and growing demand for real estate makes Schuttrange an attractive location for investors.

Settle Your Family in a Peaceful, High-Quality Home Just Minutes from Luxembourg City

- Address : 184-186 rue Principale L-5366 Schuttrange
- Composition :
  - A commercial unit on the ground floor
  - A 3-bedroom apartment on the 1st floor
  - A 1-bedroom duplex on the 1st and 2nd floors
  - A 2-bedroom apartment on the 2nd floor
  - A second 2-bedroom apartment on the 2nd floor
  - A 4-bedroom penthouse on the 3rd floor

Excellent Connectivity

- 11 minutes to Kirchberg
- A13 at 1 km
- Bus at 100 m
- Train station at 500 m
- International Airport 6 km

Communal Facilities :

- A cleaning/storage room
- 6 cellars
- A car elevator
- A bicycle and stroller room
- A laundry room
- A technical room for the heating system and heat pump
- A garbage room
- Parking spaces
- Shared terrace

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IN HARMONY WITH NATURE

DESIGNED IN AN OPEN AND CAREFULLY CURATED WAY. FOR THOSE WHO WISH TO CREATE A UNIQUE HAVEN IN LUXEMBOURG. THE PLAY OF LIGHT AND SHADOW ENHANCES THE LARGE OPEN SPACES AND HIGHLIGHTS THE SENSORY EXPERIENCE.

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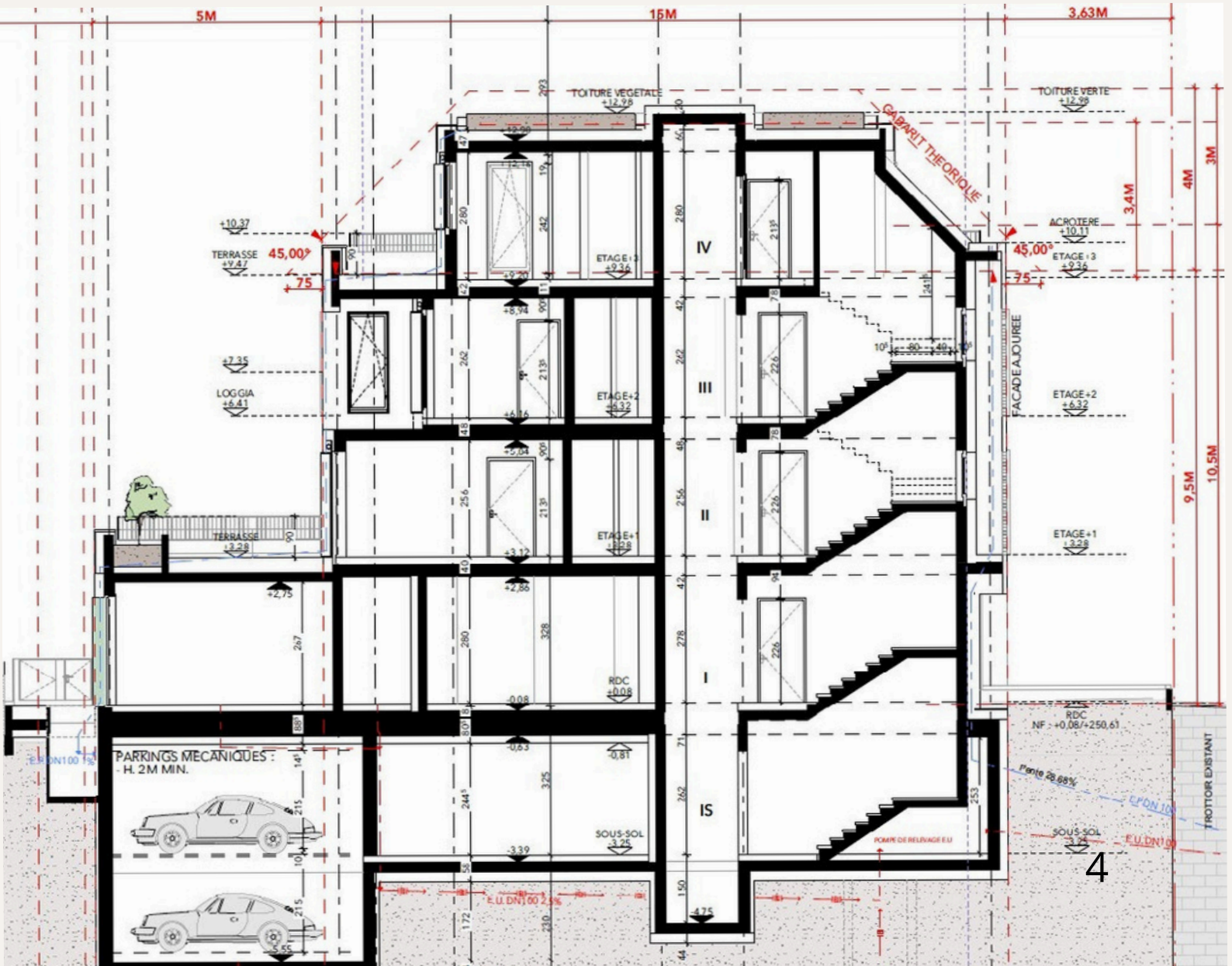
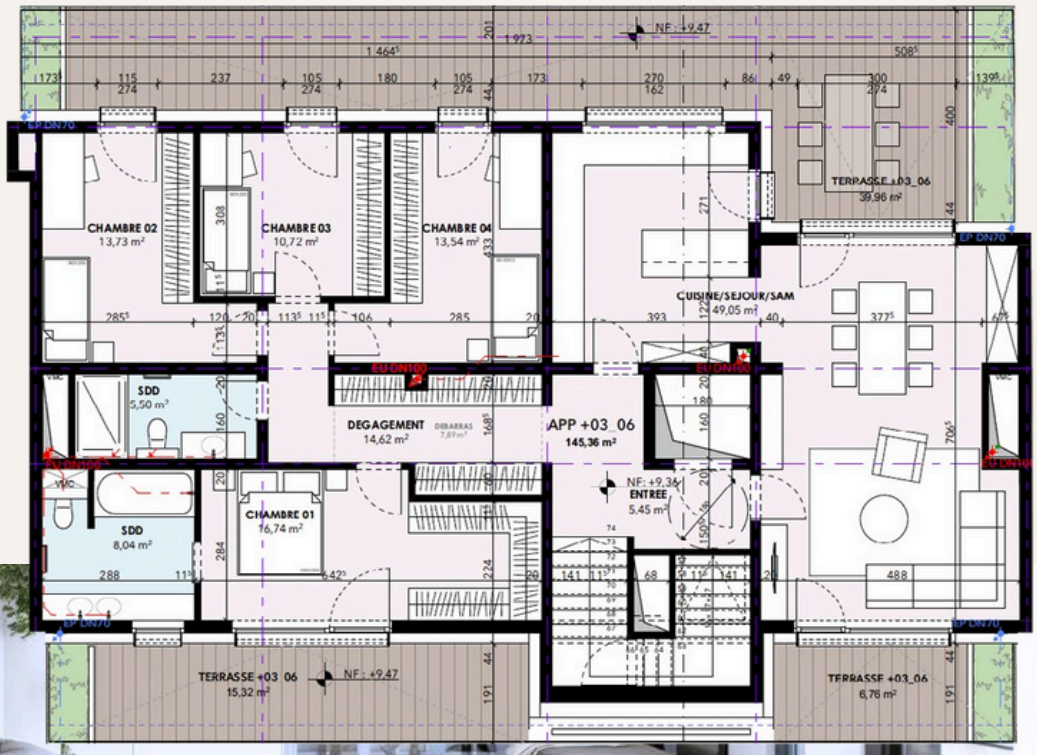
- A garbage room
- Parking spaces
- Shared terrace
- Cars lift

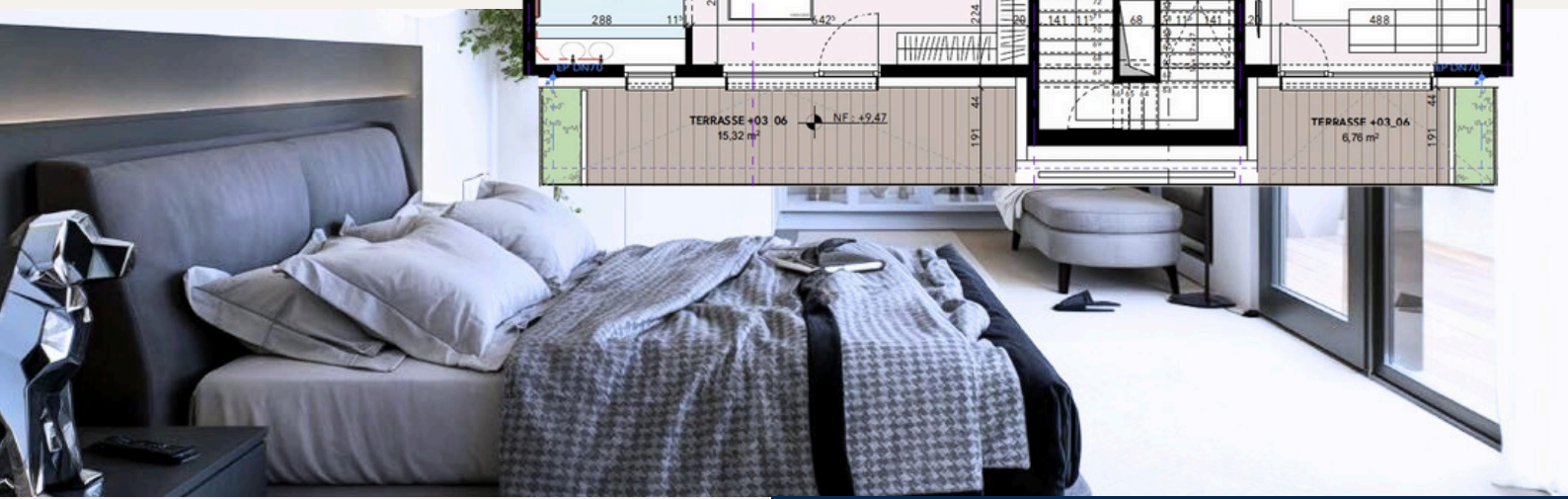


Penthouse - 160,87 m²

Distribution :

- Living room / Dining room / Kitchen – 49.05 m²
- Entrance – 5.45 m²
- Bedroom 1 – 16.74 m²
- Bedroom 2 – 16.74 m²
- Bedroom 3 – 16.74 m²
- Bedroom 4 – 16.74 m²
- Bathroom 1 – 8.04 m²
- Shower room 2 – 5.50 m²
- Hallway – 14.62 m²
- Terrace 1 – 39.96 m²
- Terrace 2 – 15.32 m²
- Terrace 3 – 6.76 m²
- Cellar – 8.73 m²





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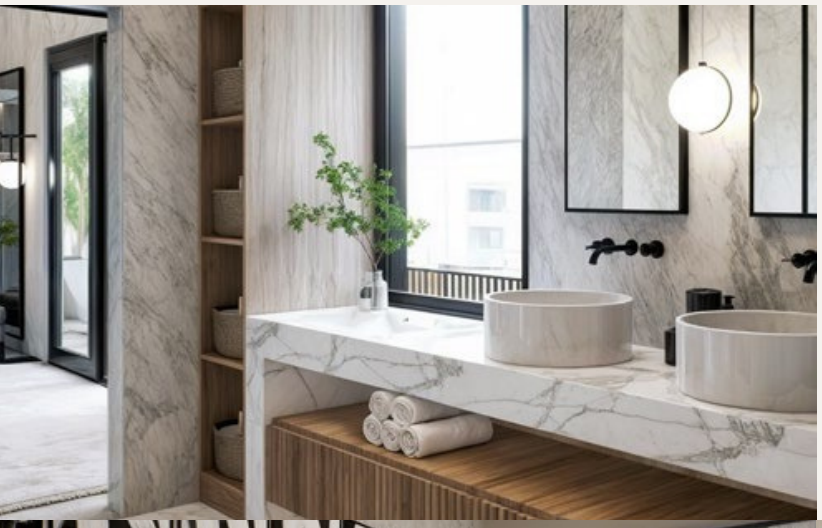
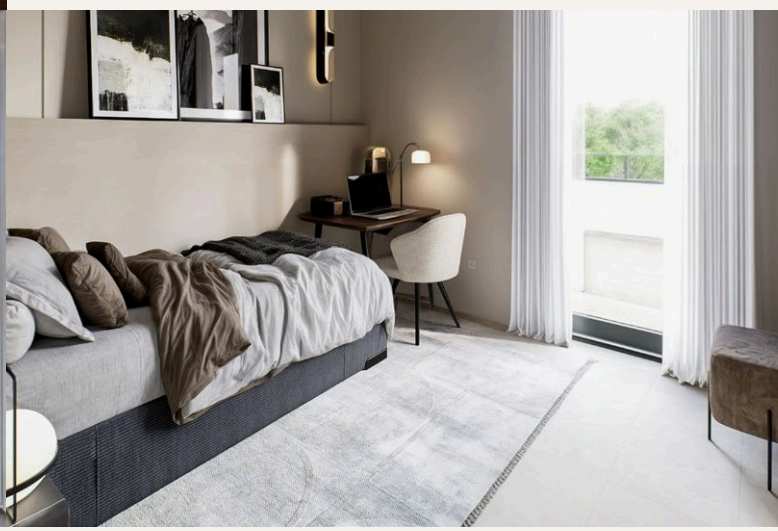
Penthouse



Highlight :

- Magnificent loggia
- 2 bathrooms with shower
- Spacious living and dining area
- Beautiful rooftop terrace
- Each room has access to the outdoors
- Spacious penthouse
- Modern living in harmony with nature



Penthouse

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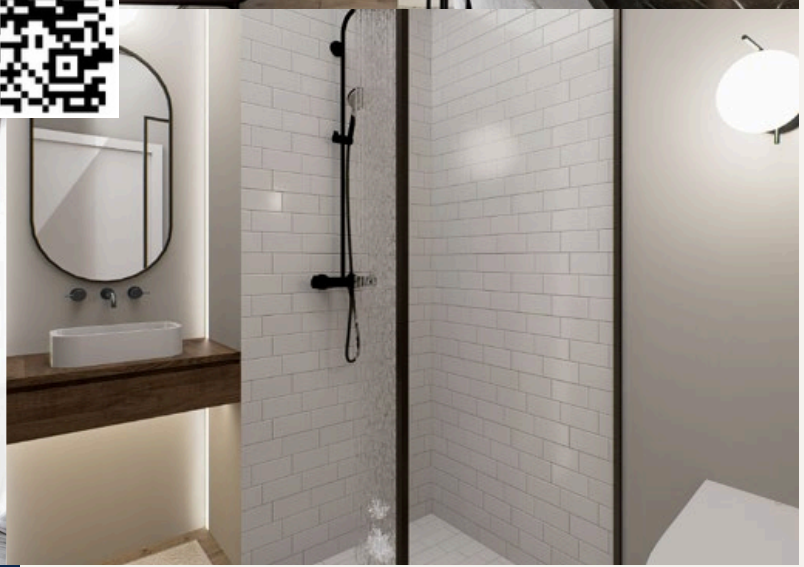
Penthouse



DESCRIPTIVE NOTICE

Interior door

Model Jeld Wen Optima 30 stumpf or similar, white finish

Entrance door

Jeld Wen Optima or similar, Security door with 3-point locking system and T30 fire-resistant rating, white finish

Cellar door

Hörmann blanc ZK or similar Steel door

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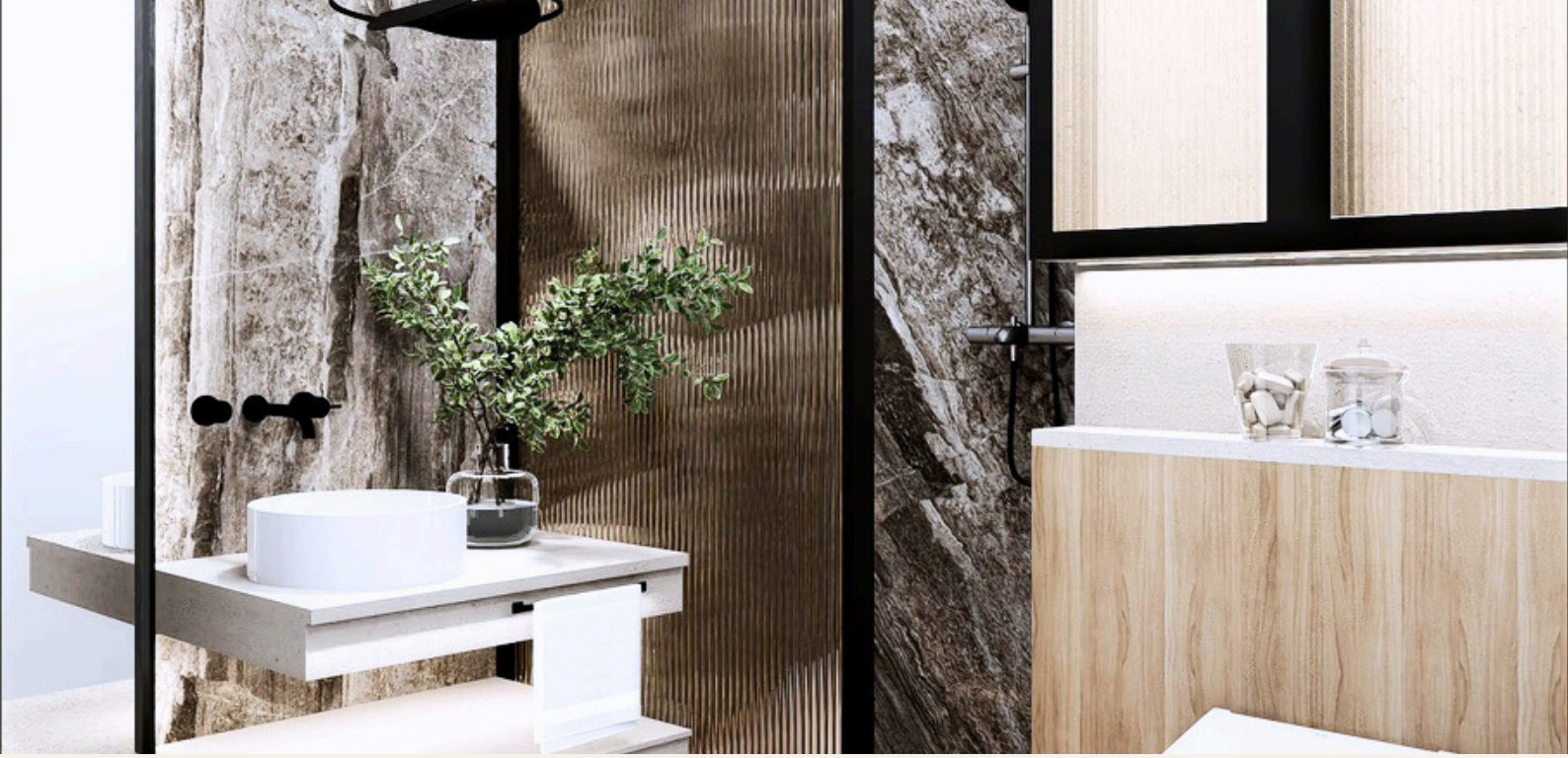
High-quality material options

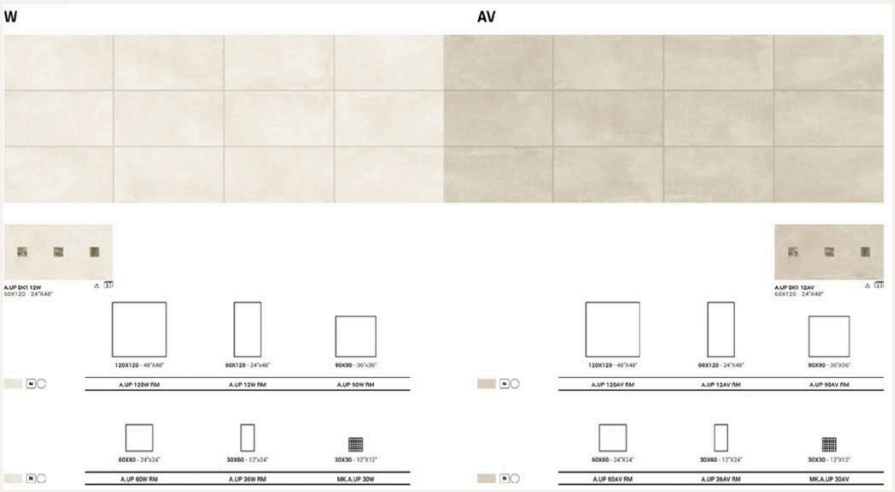
AZUMA UP

Color Body Porcelain Tile / Gres Porcellanato Colorato In Massa

Conforme / According to UN EM 14411 - G Bla



High-quality material options



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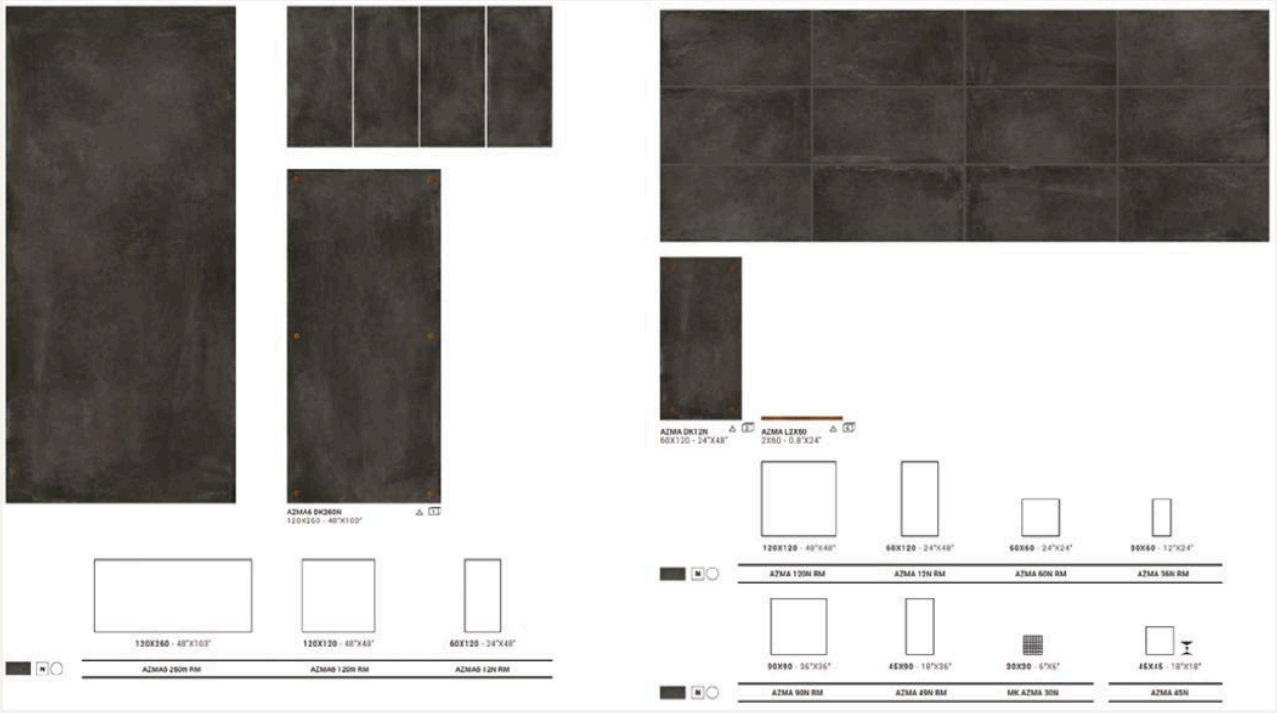

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Toilets

Villeroy & Boch

Subway 2.0 Softclose

Geberit 320

WC Support

Geberit Sigma 30

Flush plate with double flush button, white/chrome

Hans Grohe Logis

Bathroom accessory set

Sigle basin

Villeroy & Boch Subway 2.0

CeramicPlus washbasin with handle - Matte white or stone white

Neoro N20

Backlit mirror

Villeroy & Boch Subway 2.0

Basin with vanity unit, 2 drawers, glossy white

Burgbad

Mirroir

Hans Grohe

Vivenis 110, chrome

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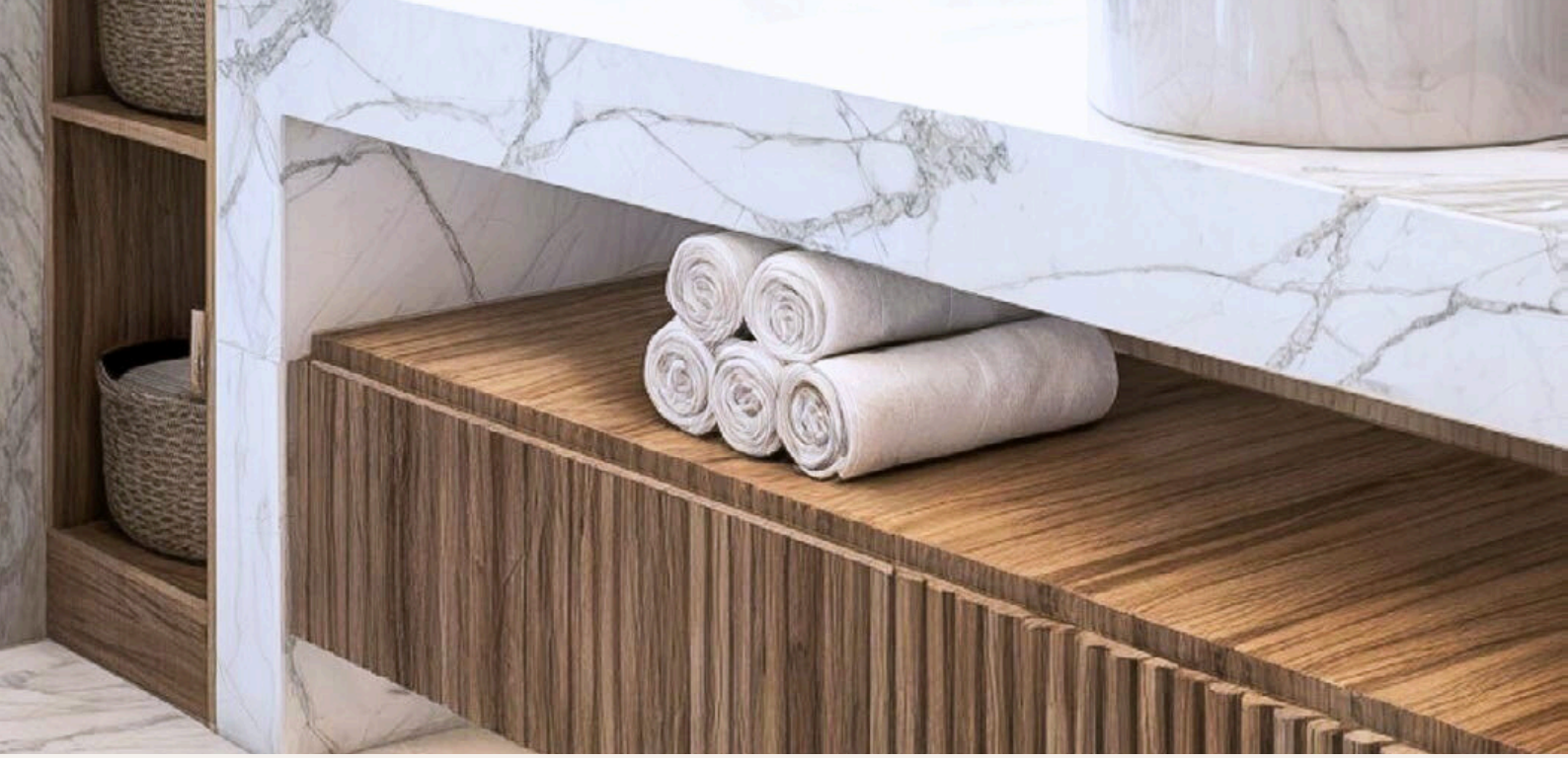

Showers

Koralle X88

Free Shower screen for walk-in shower in tempered transparent glass, recessed

Hans Grohe RainDrain

Shower drain

Hans Grohe Raindance

Shower column

General Information

A - Preliminary Remarks

The houses are designed and built taking into account, as far as possible and within technical and legal constraints, the wishes of each Buyer.

This specifications document sets out the commitments undertaken by the Developer regarding the construction to be carried out and specifically describes the arrangements included in the standard price. It will serve as a basis for calculating any additional costs in the event of changes requested by the Buyer concerning the nature of the work to be carried out. All changes requested by the Buyer must be subject to the prior signing of an addendum to the contract, which will complement the agreement in principle signed between the parties.

The brands, models, and manufacturers listed in this specifications document, including illustrative photographs, are provided for information purposes only and may be subject to changes due to technical requirements of the planned construction or due to changes or discontinuation of certain product lines by suppliers. The Developer expressly reserves the right to make changes to the listed arrangements if deemed useful and/or necessary, without these changes giving rise to any claim from the Buyer.

Similarly, the Developer may make any technical modifications it considers necessary for the proper execution of the project. These modifications, which shall in no way affect the architectural design of the construction, do not entitle the Buyer to any claims.

Structural, thermal, energy, and other technical studies will be entrusted to independent professionals with the required qualifications and recognized experience.

Only first-class companies will be responsible for carrying out the works. These companies will comply with all current standards and regulations applicable at the time of construction.

The design complies with the Grand Ducal Regulation of March 7, 2019, concerning the energy performance of residential buildings. An airtightness test (blower door test) will be conducted, and an energy performance certificate will be issued to the Buyer, certifying the energy performance of the home.

This description and the plans submitted to the Buyer are complementary. Only the data contained in this specifications document shall be contractually binding on the Developer.

Any materials shown in some marketing documents that are not expressly listed in this specifications document are included for illustrative purposes only and are not binding on the Developer (e.g. stoves, fireplace inserts, and/or technical installations or other decorative furniture not included in the price are purely indicative unless expressly described and listed in this document).

Wall Thicknesses, Structures, and Modifications

The thickness of the walls, the location and size of columns, beams and lintels, the ceiling heights, slab thickness, as well as the thickness and composition of insulation systems are indicated on the Architect's plans, subject to confirmation by the engineering firms' calculations. The plans issued by the consulting engineer and those relating to the energy assessment shall prevail.

The Buyer has the right to request, in writing, that the Developer modify the location of interior partition walls before the start of construction. However, the load-bearing structure and the location of sanitary blocks cannot be modified.

It is expressly agreed between the parties that all works described in this specifications document and forming part of the off-plan sale (Vefa) must be carried out exclusively by the Developer. These works may not, in whole or in part, be carried out by the Buyer or any company of their choosing, unless expressly agreed between the Parties.

B – State Subsidies and Aid

The sale price has taken into account state subsidies related to "renewable energies." The Developer will be responsible for submitting applications for these subsidies to the relevant authorities and shall remain the beneficiary of any aid granted.

C – Fees and Taxes

The following fees and taxes shall be borne by the Buyer and will be invoiced in addition to the purchase price:

- Fees and taxes related to obtaining building permits (if the permit application was submitted by the Developer or already granted, any fees or taxes paid to the Municipal Administration will be re-invoiced to the Buyer);
- Fees and taxes for connecting to public networks for water, electricity, sewer, telephone, and the communal TV antenna;
- Costs for opening and restoring roadways and sidewalks to allow for such network connections;
- Insurance costs up to the date of key handover;
- Energy (heating & electricity) and water consumption costs during the construction period.

D – Sales Deed, Price and Construction Contract

The price set for the construction work is payable in installments according to the progress of the construction. The prices listed in the contract are fixed prices, but they may increase in the event of a VAT rise. VAT is included in the price at the rate in force on the date of signing the contract. Any VAT increase will be at the Buyer's expense for the portion of the building still to be completed at that date.

The Developer reserves the right to adjust the construction cost upward in line with changes in the national consumer price index.

Payment Terms

The amount corresponding to the value of the land and the work already completed shall be payable at the time of the signing of the notarial deed. The remainder will be invoiced progressively as construction advances, based on the percentages specified in the sales contract, in accordance with Article 1601-9 of the Civil Code. All invoices for work to be carried out must be paid within 10 days of receipt.

In the event of non-payment within the given timeframe, interest at the legal rate plus 3 percentage points will be automatically due, without the need for formal notice, until full payment is received. At the latest upon handover of the keys, the total price of the work provided for in the contract and all related fees and charges, including any modifications requested by the Buyer and approved by the Developer, must be fully paid.

This specifications document is an integral part of the sales deed.

Any amendment to this specifications document must be communicated separately and in all cases before the execution of the relevant modification(s). This also applies to any changes to internal partitions or infrastructure elements.
Any modification must be proposed and approved in writing before execution on-site. Modifications initiated by the Buyer that result in reduced supplies or work will not result in any financial compensation.

E - Completion Deadlines

E1 – General

The Developer undertakes to complete the works within a maximum period of 18 months from the start of construction, which will begin (date fixed in the sales deed) after the signing of the notarial deed for the off-plan sale (Vefa), except in cases of force majeure or any other legitimate reason for suspension of the delivery deadline.

E2 – Legitimate Causes for Suspension of the Delivery Deadline

The following shall be considered legitimate causes for suspension:

- Days with more than four hours of rain between 6:00 a.m. and 6:00 p.m. (as reported by the airport meteorological institute), for the entire duration of the construction;
- Snow days lasting 24 hours (according to the same source);
- Days with an average temperature below 0°C for 24 hours;
- Adverse weather conditions;
- Strikes (whether general, sector-specific, or specific to companies involved in the construction);
- Lockouts, bankruptcies, failures, provisional administration, or liquidation of companies executing the work;
- Administrative or judicial orders to suspend or stop work (unless due to the Developer's fault or negligence);
- Civil unrest, war, revolutions, natural disasters, construction accidents, soil contamination, continuous rainfall, frost, or any other event beyond the Developer's control.

E3 - Buyer's Choices

Likewise, the following will constitute grounds for suspension: any request made by the Buyer regarding materials and/or technical installations and/or layout options not provided for in the present specifications; any failure to confirm such choices within the time limits set; the delivery, installation, and/or fitting of the selected equipment and arrangements; any additional conditions to be fulfilled for the continuation of the remaining works.

E4 - Additional Delays

The Developer reserves the right to extend the completion period in the event that the Buyer has directly engaged tradespeople, subject to the Developer's exceptional approval, which may result in potential delays to the progress of the work. The Buyer hereby accepts, without the need for the Developer to notify them each time, that any supplier lead times will automatically extend the overall completion period.

E5 - Compensation

It is agreed between the Parties that in the event of a delay in completion due to reasons attributable to the Developer, the Developer shall be liable to pay the Buyer, as full and final settlement, a maximum compensation of fifty euros (€50.00) per working day of delay.

F - GDPR

In accordance with the General Data Protection Regulation ("GDPR"), the Buyer hereby grants consent for this document, containing their personal data as well as any information provided to Hartmann Immo Groupe, to be transferred to all persons and companies designated by them, in order to proceed with the necessary studies.

G - Biennial, Decennial, and Completion Guarantees

With regard to the biennial and decennial guarantees, reference is made to any contractual provisions binding the parties in this respect. In the absence of such provisions, common law shall apply in accordance with the mandatory provisions of the Civil Code governing sales in the future state of completion (VEFA).

H - Cleaning

The property will be delivered in a clean state. Final cleaning is the responsibility of the Buyer.

I - Maintenance

After acceptance of the works, the Buyer shall be solely responsible for the maintenance of the façades, blinds, roofing, and surroundings in order to preserve their appearance and durability (e.g., dirt deposits, moss, algae, and atmospheric pollutants). The renders and flexible joints must therefore be regularly inspected (at least once a year for renders and once every three years for flexible joints, sealants, and water drainage points), and, if necessary, maintained in coordination with a specialized company (e.g., an annual maintenance contract). The frequency of maintenance depends on the building's environment and exposure (e.g., to humidity or air pollution). The Developer shall be released from all liability in the event of a defect arising from lack of maintenance after handover.

J - Invitation

A letter of invitation will be sent during construction to allow you to make your finishing choices (if choices are offered to the Buyer according to the following specifications) regarding:

- external joinery works;
- bathroom, sanitary fixtures, and accessories, via **CFM – Comptoir des Fers S.A. and Metals**;
- electrical works;
- internal joinery (doors, parquet) via **BATIPRO** and **HILGER**;
- tiling (floor and wall coverings, glass partitions, window sills) via **BATIPRO**;
- terrace via **BATIPRO**;
- metalworks.

The Buyer must make their selection within **2 weeks** following the Developer’s invitation. If no choice is made within this period or if no agreement is reached regarding the price of any extras to be invoiced by the Developer (or by a general contractor, if applicable), the default materials and the technically simplest positioning will be applied by the relevant trades without further notice, and of course in accordance with the present specifications.

The final invoice will be issued by the installer after the ordered items have been supplied.

Kitchen and interior fittings (e.g., dressing rooms, wardrobes, etc.) are not included in the base price under any circumstances.

K – Completion Guarantee

In accordance with the applicable provisions of the Law of 28 December 1976 relating to the sale of buildings to be constructed, the Developer is required to subscribe to a completion guarantee. Pursuant to Article 1 of the amended Grand-Ducal Regulation of 24 February 1977, this completion guarantee shall be provided by a banking or savings institution within the meaning of Article 1 of the Grand-Ducal Order of 19 June 1965 concerning banking, credit operations, and securities, authorised to operate in the country, or by any other banking institution established in a Member State of the European Communities and authorised to operate therein, provided that the enforcement of the guarantee is not impeded by restrictions on capital movements.

L – Handover of the Works

The handover and confirmation of the completion of the works shall take place upon invitation by the Developer. This will be formalized in a handover report signed by both parties. Cracks resulting from material shrinkage or expansion that may occur in the building shall not give rise to any dispute, damages, or delay in the payment of invoices by the Buyer. The final instalment of the balance must be paid no later than on the day of handover of the keys, which may coincide with the handover and confirmation of completion.

DESCRIPTICE NOTICE

1 - STRUCTURAL WORK

1.1. SUBSTRUCTURE

1.1.1. Excavation

Stripping of topsoil over the entire footprint of the building to be constructed. Bulk excavation down to the lower level, as well as trenching for foundation footings, raft slab, and utilities, according to the plans provided by the Architect and Structural Engineer.

All excavated soil that can be reused for backfilling around the house will, as far as possible, be stored on site. In case soil needs to be removed to a disposal site, the additional cost for transport and disposal fees shall be borne by the Developer. The volume of excavation is calculated based on an assumed load-bearing soil at the foundation level shown on the plans.

Any additional excavation volume, as well as any surcharge for excavation in areas inaccessible by mechanical shovel, shall be borne by the Buyer.

1.1.2. Foundations / Raft Slab / Drainage

Verification of soil bearing capacity by the Structural Engineer. If the engineer deems soil surveys necessary, all related costs, including fees and expenses, shall be borne by the Buyer.

Reinforced concrete raft slab according to the structural calculations, specifications, and plans of the Structural Engineer. The base price does not include any additional works such as compaction, soil replacement, extra gravel layers, etc., which may be required due to poor soil resistance as determined by the Engineer.

The ground layer consists of approximately 30 cm of gravel under the raft slab, a layer of fine sand, a plastic sheet, and a reinforced concrete slab of thickness as defined by the Structural Engineer. Perimeter drainage, composed of a drainage pipe embedded in gravel and wrapped in a filtering geotextile, is always included in the standard construction.

1.2. WALLS AND STRUCTURE

1.2.1. Underground Walls

Concrete blocks with a thickness of 30 cm, or 24 cm, or reinforced concrete walls, columns, and beams with thicknesses as defined by the calculations and specifications of the Structural Engineer. A waterproofing membrane installed between the raft slab and the masonry protects the latter from ground moisture.

The external masonry in contact with soil is protected against moisture by welded bituminous waterproofing.

The underground walls of heated rooms are thermally insulated with extruded polystyrene panels (thickness defined by the energy calculation). The underground walls of unheated rooms are also thermally insulated with extruded polystyrene panels (thickness defined by the energy calculation). A mechanical protection layer, such as PLATON or equivalent, is installed in front of the thermal insulation, also serving to channel water towards the drainage pipes.

1.2.2. Load-bearing walls

Masonry made of concrete bricks or concrete blocks with a thickness of 24 cm or 17.5 cm, or reinforced concrete walls, pillars, and beams, according to the specifications and calculations of the structural engineer.

A waterproofing strip placed between the foundation slab and the masonry protects the latter against rising damp.

Thermal insulation between two walls (between heated and unheated rooms) as per plans, using polystyrene or polyisocyanurate panels (thickness defined by the energy calculation).

1.2.3. Non-load-bearing walls and partitions

Masonry made of concrete bricks, solid blocks, or other materials with a thickness of 11.5 cm, depending on the plans. A waterproofing strip placed between the foundation slab and the masonry protects the latter against rising damp.

1.2.4. Ring beam (Chainage)

Peripheral reinforced concrete ring beam according to the specifications and calculations of the structural engineer, for the stabilization of the walls and for the distribution and transfer of roof loads.

1.3. PLASTERING

The interior walls of non-habitable rooms such as the garage and technical room receive cement mortar plaster, ready for painting. Concrete walls remain as-cast.

Note: No plastering is foreseen for the convertible attic and the staircase leading to the attic, as per the plans.

1.4. THERMAL BREAK

To prevent thermal bridges with the ground or unheated rooms, masonry walls of heated rooms are laid on a thermal break of the type SCHÖCK NOVOMUR or FOAMGLAS PERINSUL, according to the specifications and calculations of the structural engineer.

1.5. SLABS AND STAIRS

1.5.1. Ground and upper floor slab

Monolithic reinforced concrete slabs poured in place, with thicknesses defined by the specifications and calculations of the structural engineer. The underside surfaces are left as-cast.

1.5.2. Stairs

Reinforced concrete stairs poured in place, with thicknesses defined by the specifications and calculations of the structural engineer.

1.6. WOOD-BURNING STOVE OR OTHER

A wood-burning stove or similar device and its flue are not included in the base price. They may be incorporated upon express request from the Buyer and with the written agreement of the Developer. This approval will depend on the design of the project and the energy concept of the house.

1.7. EMPTY CONDUITS FOR TELEPHONE, ELECTRICITY, WATER, AND ANTENNA CONNECTIONS

Four empty conduits with a diameter of 50–100 mm are provided between the house and the sidewalk for telephone, electricity, antenna, and water connections.

1.8. WASTE AND MAIN DRAINAGE PIPES

1.8.1. Wastewater downpipes

Plastic pipes, as technically required, installed in vertical shafts.

1.8.2. Underground drainage pipes

Underground pipes in polypropylene (PP) with appropriate diameters and sections for the evacuation of wastewater and rainwater. The connections are made using socket fittings with sealing gaskets. The sewage network also includes:

- Inspection chambers as per plans, equipped with covers
- Supply and installation of stoneware or PP pipes between the inspection chamber and the connection to the awaiting on-site drainage pipe
- Any connection to the public sewage system is not included in the base price (only if the connection point is not located within the building plot)
- Floor drains in rooms as shown on the plans
- Connection of the peripheral drainage system to the sewage network

1.9. DRAIN VENTILATION

As technically required, air admittance valves (AAVs) are installed on the drainage system.

2. ROOFING

2.1. INSULATED ROOF (refer to plans to verify the type of roof provided)

Roof framework made of solid fir wood (KVH type), or engineered wood “I-beams” (STEICO type), according to the specifications and calculations of the structural engineer and the energy performance calculations.

All timber is manufactured and certified according to current standards.

The roof structure is layered from the inside out, starting from the previously described framework, as follows:

- battens;
- vapor barrier;
- thermal insulation (thickness defined according to the energy calculation) made of cellulose placed between the rafters;
- thermal insulation in wood fiber panels such as PAVATHERM or similar (thickness defined according to the energy calculation);
- counter-battens or wood fiber sheathing;
- roofing with high-quality rectangular roof tiles, fixed with stainless steel hooks, as chosen by the Architect and/or the Developer, in order to ensure visual harmony across all houses.

2.2. FLAT ROOF *(Refer to the plans to verify the type of roof provided)*

The flat roof is composed, from the inside out, as follows:

- reinforced concrete slab (flat or with integrated slope depending on the building’s technical constraints and current standards);
- vapor barrier;
- thermal insulation (thickness defined according to the energy calculation);
- waterproofing membrane;
- gravel layer, or Moselle pebbles, with a drainage mat as shown on the plans;
- the parapets (acrotères) are equipped with powder-coated aluminum profiles as per the plans.

2.3. TINSMITHING / SHEET METAL WORK

Suspended gutters of 40 or 33 cm in development and their connections are made of zinc. Downpipes are made of zinc in appropriate diameters and connected to galvanized splash blocks of approximately 1 meter in height. Flashings for roof windows and roof penetrations are also made of zinc.

3. EXTERIOR JOINERY

3.1. MAIN ENTRANCE DOOR

Main entrance door with flush exterior panel and fixed side window according to plans, in aluminum (Uf-value defined according to energy calculation), anthracite gray on both the interior and exterior. Model and exterior color to be selected by the Architect and/or the Developer to ensure a consistent appearance across all houses. Equipped with a three-point security lock, security cylinder, and a stainless steel bar handle approximately 120 cm long.

3.2. WINDOWS AND FRENCH DOORS

Window and French door frames in aluminum, SCHÜCO type (Uf-value defined according to energy calculations) or similar, at the Developer's discretion. White on the interior side and anthracite gray on the exterior side. The model and exterior color are selected by the Architect and/or the Developer to ensure visual harmony across all houses.
The frames, with thicknesses adapted to their size, are equipped with triple insulating glazing (Ug-value defined according to energy calculations). The frames are fitted with hardware allowing opening by a single-handle operation (tilt-and-turn, turn-only, or fixed according to the plans).

3.3. WINDOW SILLS

Exterior window sills are made of powder-coated aluminum in the same color as the window frames.

3.4. SLATTED BLINDS

Solar protection for the windows and French doors (excluding the side window next to the entrance door) is ensured by exterior horizontal slatted blinds made of aluminum in RAL 7016. The blinds are operated by electric motors, each controlled by individual switches. The model and color are chosen by the Architect and/or the Developer to ensure overall harmony.

3.5. ROOF WINDOWS

Roof windows, of the VELUX, FAKRO, ROTO or similar type, at the Developer's discretion, are fitted with triple insulating glazing. Size and quantity are according to the plans. Roof windows are equipped with exterior roller shutters in powder-coated aluminum, anthracite gray in color, operated via remote control (one remote per shutter).

3.7. GARAGE DOOR

An insulated sectional garage door in anthracite gray, **HÖRMANN** type, with electric remote-controlled door opener (one remote per indoor parking space). The model and exterior color are selected by the Architect and/or the Developer to maintain harmony across all houses.

4. HEATING, VENTILATION AND SANITARY INSTALLATIONS

4.1. GENERALITIES

All supply and drainage pipes inside the house are concealed, either in ducts or embedded in walls and screeds. Only the technical installations in the garage, technical room, and converted attic are visible.

4.2. COLD WATER DISTRIBUTION

All cold water distribution pipes from the water meter (to be installed by the Municipal Services) are made of VPE or other materials, placed inside protective conduits and equipped with thermal and, if necessary, anticorrosion insulation, in suitable diameters.

4.3. HOT WATER DISTRIBUTION

Hot water distribution is ensured by a gravity circulation system or a circulation pump (depending on energy calculations), using VPE pipes within protective sheaths, equipped with thermal and, if necessary, anti-corrosion insulation, with appropriately sized diameters. The following are supplied with hot water: the kitchen sink, washbasins, bathtub, and shower as per the plans.

4.4. WASTEWATER DRAINAGE

Wastewater is drained through PP pipes of the ROTSTRICH type or similar, in appropriately sized diameters, properly trapped and vented as required.

4.5. CONNECTION POINTS (IN WAITING)

The following pre-installed (without fixtures) connection points are provided:

- Cold and hot water supply for the sink, and cold water for the dishwasher.
- Cold and hot water supply for the washing machine.

4.6. SANITARY FIXTURES AND ACCESSORIES (according to plans)

All bathrooms/showers and the separate WC are equipped with the sanitary fixtures indicated on the plans and described below:

4.6.1. Separate WC

WC unit, white color with special KeraTect glaze, rimless design with concealed cistern for wall-mounted WC, including flush actuator plate and chrome toilet paper holder without cover, as well as a chrome toilet brush holder.

Hand-wash basin, white color with enamel finish, without overflow, cold water tap only, UNIVERSAL model, chrome drain trap, with bathroom mirror 60x40 cm and concealed fixings.

4.6.2. Bathrooms/Showers

WC unit, white color with enamel, rimless design with concealed cistern for wall-mounted WC, seat, flush actuator plate, chrome toilet paper holder without cover, and chrome/anthracite toilet brush holder.
Large vanity unit, color to be chosen by the Buyer (from the supplier's collection), approx. 120 cm, with ceramic basin, two hot/cold water mixer taps, two chrome towel bars, and 120x60 cm bathroom mirror with LED lighting and concealed fixings.

Small vanity unit, color to be chosen by the Buyer (from the supplier's collection), approx. 60 cm, with ceramic basin, one cold water mixer tap, one chrome towel bar, and 65x60 cm bathroom mirror with LED lighting and concealed fixings.

Built-in bathtub, white acrylic, approx. 170x75x40 cm, with chrome drain fittings, hot and cold water mixer tap, hand shower, and wall mount.

Tiled shower area with linear drain, thermostatic hot/cold water mixer tap, model with hand shower and 65 cm shower bar.

4.6.3. Garage

A 55x39 cm polypropylene floor drain with bucket grate, plug-chain, and cold water chrome tap.

4.6.4. External Tap

Supply and installation of a cold water outdoor tap on the façade (location to be chosen by the Buyer, subject to the Promoter’s approval), with shut-off valves for Lots no. 1 to 4 (frost-proof device).

4.7. VENTILATION, FORCED AND CONTROLLED

4.7.1. Ventilation Unit

Mechanical/electrical dual-flow ventilation unit (e.g., ZEHNDER, PAUL, or similar) with heat recovery system, offering a recovery rate above 80%.

4.7.2. Air Distribution

Stale air is extracted from the kitchen (with valve and grease filter), converted attic, garage, technical room, bathrooms, and separate WC, while fresh outdoor air is supplied to the bedrooms, playrooms, guest rooms, and other living spaces. Air is distributed through synthetic or galvanized steel ducts, as per the manufacturer's instructions and based on the building's technical constraints.

4.7.4. Kitchen

No extraction duct is foreseen for the kitchen hood due to incompatibility with the building's energy concept and required airtightness. The house must be equipped with a recirculating hood (with activated carbon filter).

4.7.5. Car-Lift

The building will be equipped with a car lift that complies with current technical standards. The brand and model of the car lift will be chosen by the Promoter, based on the construction type and the number of vehicles expected to use this equipment.

4.8. HEAT PRODUCTION

4.8.1. General Notes

The specifications below serve as a base and may be adapted according to the installer selected during construction, depending on the brand and required power based on the house's energy needs (in accordance with the current Grand Ducal regulations). Such modifications shall not give rise to any claims from the Buyer.

4.8.2. Heat Pump

Heat production via a compact ground/water heat pump with geothermal drilling, brand VIESSMANN or similar. Air inlets and outlets will be installed on the floors, walls, and/or ceilings of the various rooms, as indicated by the manufacturer, the technical study, and the building's technical constraints.

4.8.3. Regulation

Multiple operating speeds are provided, to be configured (e.g., BUDERUS or equivalent). Circulation pump, circuit distribution manifolds, valves, check valves, expansion tank, and generally all accessories necessary for the proper functioning of the installation. Control panel for the primary regulation of the heating and domestic hot water circuits. Electronic regulation of the heat pump. A buffer tank for heating with a capacity of approx. 50 liters, heated by the heat pump. A "thermostat" used as a remote control unit (with a timer if not already integrated in the heat pump control) is installed in the living room. A room temperature of 20°C is guaranteed when the outside temperature is as low as -15°C.

4.8.3. Domestic Hot Water Production

Domestic hot water is produced using vacuum tube solar thermal collectors (approx. 3 m^2), covering about 60% of the annual hot water needs (~45°C) for a household of 3 to 4 people. A solar hot water tank of approx. 400 liters is installed and heated by the heat pump when the solar input is insufficient.

4.8.4. Piping, Heat Emission and Regulation

The heating system distribution pipes are made of PE and installed in protective sheaths. They are embedded in walls and screeds, with the necessary insulation. Underfloor radiant heating is provided throughout the house (excluding the technical room, laundry room, garage, and converted attic).
Individual temperature regulation is ensured by light-colored thermostats of the MERTEN or JUNG standard type or similar. Placement is done by the electrician according to the heating installer's instructions.

Note: the separate WC is controlled by the same thermostat as the hallway or another room, depending on technical feasibility.

Heating devices in the bathrooms/showers are electric towel radiators, type ZEHNDER ZENO (600/1808 mm) or similar, in RAL 9016 color. Radiators are equipped with thermostats.

Note: the technical room, laundry room, garage, and attic (if converted) are not connected to the heat pump and are thus unheated rooms.

5. ELECTRICAL INSTALLATION AND EQUIPMENT

5.1. TYPE OF INSTALLATION

Three-phase current 240/400V. Grounding of the installation is achieved by a galvanized tape incorporated into the foundations and connected via an equipotential bonding bar or according to any other requirements in effect from the distribution company at the time of the construction contract signature.

The installation is recessed into the walls and screeds throughout the house. Only the technical installations in the garage, technical room, laundry room, and converted attic are surface-mounted.

The main switchboard is installed (in a heated or unheated room) according to the plans or as per the distributor's instructions. A secondary distribution board is installed within the thermal envelope of the house.

5.2. INSTALLATION AND EQUIPMENT PROVIDED

5.2.1. Generalities

Sockets, switches, doorbell, and detectors are in a light color, type MERTEN or JUNG standard or similar, at the Acquirer's choice.

5.2.2. Surface-mounted Installation

5.2.2.1. Garage

Simple switching with two-way control for one light point with a PHILIPS Inside polycarbonate luminaire with stainless steel clips, model FUTURIUX LED PTX 136 32W (one point per indoor parking spot), with an external surface-mounted switch located between 2.5 m and 3 m height. One surface-mounted waterproof power outlet for the garage door motor.

5.2.2.2. Technical Room

Simple switching for one light point with a PHILIPS Inside polycarbonate luminaire with stainless steel clips, model FUTURIUX LED PTX 118 16W, one surface-mounted waterproof outlet, one surface-mounted waterproof telephone/internet socket (P&T type).

Power supply for the heat pump and for the ventilation unit.

5.2.2.3. Converted Attic

Simple switching for one light point with luminaire.

5.2.3. Recessed Installation

5.2.3.1. Laundry Room

Simple switching for one light point, one power outlet, and one double socket for washing machine and dryer.

5.2.3.2. Hallways

Multi-way switching with two light points and one power outlet.

5.2.3.3. Living Room with Dining Area

Two switches for two light points and seven power outlets. One empty conduit and one location for a flush-mounted TV antenna socket. One conduit with cable (universal Category 7) and one flush-mounted socket (double RJ45) for the computer network.

5.2.3.4. Kitchen

One switch for one light point and eight power outlets, one three-phase socket for the cooker, one dedicated outlet for the dishwasher, oven, hood, and refrigerator.

5.2.3.5. Bedrooms, Office, Hobby Room

Two-way switching for one light point and four power outlets. One conduit with cable (universal Category 7) and one flush-mounted socket (double RJ45) for the computer network.

5.2.3.6. Bathrooms/Showers

Two simple switches for two light points and two power outlets.

5.2.3.7. Separate WC, Attic

Simple switching for one light point.

5.2.3.8. Entrance

A three-tone flush-mounted doorbell inside with a push button outside, and one exterior light point with an interior switch including an indicator light.

5.2.3.9. Terrace

One exterior light point with an interior switch including an indicator light.

5.2.3.10. Additional Indoor Sockets

Ten additional sockets to be installed at the Acquirer’s discretion, subject to the Promoter’s approval.

5.2.3.11. Additional Indoor Light Points

Five additional light points to be installed at the Acquirer’s discretion, subject to the Promoter’s approval.

5.2.3.12. Outdoor Socket

Supply and installation of a waterproof power outlet on the façade (location to be chosen by the Acquirer, subject to the Promoter’s approval).

5.2.3.13. Smoke Detectors

Smoke detector on each level, in accordance with current regulations.

5.2.3.14. Power Supply for Exterior Blinds

Electrical supply and switch provided for each blind motor.

5.2.3.15. Conduit for Photovoltaics

Empty conduit with pull wire (without roof penetration), allowing for future connection of a photovoltaic system not included in the base price, but which may be integrated, subject to the Promoter's approval, based on the Acquirer's needs and specifications.

6. PREMISES AND THEIR EQUIPMENT

6.1. INTERIOR PLASTERING

The walls (except in bathrooms/showers) and ceilings (concrete slabs) of habitable rooms are plastered with Q2-quality hand-smoothed plaster. Sharp corners are protected with galvanized metal corner beads. Sharp edges are created at the junction between two walls or between walls and ceilings.
The suspended ceiling in the hobby room, attic, and hallway under the eaves (if attic is fitted out according to the plans) is made of paint-ready plasterboard, screwed onto a suspended metal frame.
The suspended ceiling in the technical room under the eaves (if fitted out according to the plans) is made of moisture-resistant plasterboard to be painted (painting not included in the base price), screwed onto a suspended metal frame.
Walls and ceilings will be delivered in a raw finish, and painting work will be entirely at the Acquirer's expense.

Note: Flat or sloped ceilings, as well as suspended ceilings, are planned for the staircase to the converted attic, the attic itself, and the technical room, according to the plans.

6.2. FLOORS, COVERINGS, AND WINDOW SILLS

6.2.1. Floor Thermal Insulation

Thermal insulation is provided for all ground floor areas (excluding the garage), as shown on the plans. It consists of sprayed polyurethane type ECO-POLYSPRAY HFO or rigid polyisocyanurate boards (thickness defined by the energy calculation), installed beneath the screed for floor covering installation.

6.2.2. Impact Sound Insulation

Horizontal sound insulation is provided between the sub-screed and the floating screed, or in the form of sprayed acoustic polyurethane applied in all rooms (excluding the garage) not already covered in 6.2.1. Perimeter soundproofing is planned around all walls and partitions.

6.2.3. Screeds

6.2.3.1. Ground Floor/Floor/Attic

The floors (excluding the garage and convertibles attic) receive a sub-screed of approximately 5 cm (unless a sprayed polyurethane is applied as floor insulation), covering pipes and conduits, before being topped with a reinforced screed suitable for receiving a bonded covering (e.g., tiles, parquet, etc.).

6.2.3.2. Garage

The floor receives a screed suitable for receiving a bonded covering.
Note: No screed is planned for the convertible attic.

6.2.4. Tile Covering

6.2.4.1. Garage, Technical Room (if attic is converted), Laundry Room, Attic

Tiling (straight-lay) with a maximum dimension of 30x30 cm from the supplier's collections, with a tile purchase value of €40.00/m², VAT included, including skirting.

6.2.4.2. Living Room with Dining Area, Kitchen, Separate WC, Halls

Tiling (straight-lay) with a maximum dimension of 60x60 cm from the supplier's collections, with a tile purchase value of €75.00/m², VAT included, including skirting.

Note: The covering for the convertible attic and technical room (if the attic is converted) is specified in the plans.

6.2.4.3. Bathrooms/Showers

Tiling (straight-lay) with a maximum dimension of 60x60 cm from the supplier's collections, with a tile purchase value of €75.00/m², VAT included. No skirting is provided for rooms receiving full-height wall coverings.

6.2.4.4. Stair(s)

Tiles from the supplier's collections with a supply and installation value of €100.00/m², VAT included, including skirting.

Note: No covering is planned for the stairs to the convertible attic, according to the plans.

6.2.5. Wall Coverings

6.2.5.1. Plaster

The walls in bathrooms/showers receive a cement mortar plaster, intended to be covered with tiles.

6.2.5.2. Bathroom/Shower Wall Tiles

Ceramic tiles (straight-lay) with a maximum dimension of 30x60 cm, to ceiling height all around the room, from the supplier's collections, with a tile purchase value of €45.00/m², VAT included.

6.2.6. Interior Window Sills

Interior window sills in habitable rooms, made of natural stone or other materials, according to the supplier's collections. Ceramic sills as per section 6.2.6.2. for the bathroom, as per plans.

6.2.7. Interior Partition

The partition and the clear glass door in the shower room, according to plans. The model is chosen by the Purchaser from the collection provided by the supplier and approved by the Promoter.

7. LOCKSMITHING

7.1. Interior Handrails

The interior staircase handrails are made of painted steel profiles (color to be chosen from the supplier's palette) with a rectangular or square section, with appropriate dimensions. The model is chosen by the Purchaser from the collection provided by the supplier and approved by the Promoter.

Note: No handrails are planned for the staircase to the convertible attic, according to the plans.

7.2. Exterior Guardrails

The exterior guardrails of the French doors, according to plans, are made of clear, tempered glass. The model is chosen by the Architect and/or the Promoter to ensure harmony across all homes.

8. INTERIOR CARPENTRY

8.1. General

Standardized doors according to DIN 18101 standard (free height 2.09 m).

8.2. In the Thermal Envelope

8.2.1. Tubular Doors

Swing doors according to the supplier's collections, including frame, hardware, and all accessories.
Entrance Doors and Others.

8.2.2. Solid Wood Door

Swing door made of solid wood, insulated and airtight (between warm and cold areas), according to the supplier's collections, with matching frame, three-point lock, cylinder, hardware, and all accessories included.

9. INSULATING FACADES

9.1. Interior Thermal Insulation

The interior walls and ceiling of the garage, according to the plans, are covered with panels made of polystyrene or polyisocyanurate (thickness defined according to the energy calculation), glued and covered with a reinforced coating, ready to be painted (painting not included in the base price).

9.2. Exterior Thermal Insulation

The exterior walls are covered with an insulating façade made of polystyrene (thickness defined according to the energy calculation) with a reinforcing layer and a final render in "limousin" structure (colors chosen by the Architect and/or the Promoter to ensure harmony across all homes). The base, provided it is not buried, is finished with a coat of paint.

10. INTERIOR PAINTING WORK

Interior painting work is not included in the base price but can be incorporated based on the Purchaser’s needs and specifications.

11. EXTERIOR DEVELOPMENT AND ARRANGEMENTS

Included:

- Access to the garage and house, according to the plans, in gray concrete pavers, size 20/10/6 cm, type CHAUX DE CONTERN.
- Terrace on pedestals, according to the plans, in ceramic stoneware slabs, size 60/60/2 cm, from the supplier's collection, with a purchase value of €50.00/m² (including VAT).
- Waste bin shelter, according to the plans, at the Architect’s choice, includes:
  - Privacy screen, according to the plans, at the Architect and/or Promoter’s choice.
  - Backfilling of trenches and leveling with stored on-site earth to the level of the proposed ground, according to the plans.
  - A strip of gravel 16/22, approximately 40 cm wide, for facade protection (without boundary between gravel and lawn).

Not Included:

Any exterior development work not described in this specifications document, such as retaining walls, walls, fences, plantings, etc.
Exterior developments that may appear on the plans but are not included in this specifications document are purely illustrative and do not bind the Promoter contractually.

PRICE LIST

Unit	Surface - m²	Price €	Qpt 50%	VAT 17%	VAT 3%	P. VAT incl. - €	Status
Commercial space	123.87	622,081.26	312,601.38	51,298.75	25,043.74	647,125.00	Sold
Apartment 1	**117.78**	958,416.10	481,612.63	79,033.97	38,583.90	**997,000.00**	**For sale**
Apartment 2	47.2	495,294.44	248,889.87	40,843.52	19,939.56	515,234.00	Sold
Apartment 3	96.12	706,555.50	355,050.44	58,264.76	28,444.50	735,000.00	Sold
Apartment 4	79.48	668,103.50	335,727.96	55,093.89	26,896.50	695,000.00	Sold
Apartment 5	**100.83**	833,447.10	418,814.60	68,728.63	33,552.90	**867,000.00**	**For sale**
Apartment 6	**160.87**	1,187,205.50	596,581.35	97,900.65	47,794.50	**1,235,000.00**	**For sale**

The Pilgrim

47, Boulevard Joseph II,
L-1840, Luxembourg Ville
contact@thepilgrim.lu
+352 621 745 606
https://www.thepilgrim.lu/

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El Hajji Salim
Directeur d'agence