

THE PROPERTY

Apartment — Hesperange · 185 m²

1 550 000 €

185 m² · 4 bed. · Ref. 20086429

RENOVATION POTENTIAL

Where this property can get to — and what it costs

Based on energy performance certificate no. P.20260511.5884.380a.5.2 dated 11/05/2026. Indicative estimate for you and your bank.

SUMMARY FOR YOUR BANK

Certificate no. P.20260511.5884.380a.5.2 · issued 11/05/2026 · valid until 10/05/2036 ✓ **valid**

> The energy performance certificate No. P.20260511.5884.380a.5.2, issued on 11 May 2026 and valid until 10 May 2036, covers a residential building of 5 units (figures stated per dwelling); the current energy efficiency, thermal insulation and CO_2 classes all stand at E. The recommended works — external wall insulation (+10 cm), triple glazing and solar panels — would bring the energy efficiency class up to D, generating estimated savings of €640/year (€12,790 over 20 years); Klimabonus grants estimated at €10,500 and an available Klimaprêt reduce the remaining financing need to between €31,000 and €53,000, with energy advisory costs covered up to €2,725.

Classes (efficiency / insulation / CO_2)	**E** / **E** / **E** today → **D** / **–** / **–** after works
Energy saving after works	**7,520 kWh per year** (for this unit, pro-rated by area)
Saving on the energy bill	**≈ €640 per year · €12,790 over 20 years** (for this unit, pro-rated by area)
Estimated investment	**€41,000 – 63,000**
Estimated Klimabonus grants	**≈ −€10,500** + solar PV grant depending on output (simulator aides.klima-agence.lu) Energy advice — mandatory, covered up to €2,725 (for the whole building).
Left to finance	**€31,000 – 53,000**

ENERGY EFFICIENCY

primary energy · per year



Today: **E** · 117.6 kWh/m²
After works: **D** (+1 class)
Class D: ≤ 98 kWh/m² (−19.6 to go)

INSULATION

heating demand · per year



Today: **E** · 54.6 kWh/m²
After works: not stated in the certificate
Class D within reach (≤ 54 kWh/m²)

ENVIRONMENT

CO_2 emissions · per year



Today: **E** · 27.3 kg CO_2/m²
After works: not stated in the certificate
Class D: ≤ 22 kg CO_2/m² (−5.3 to go)

This certificate covers the whole residence (5 units): amounts pro-rated for this unit (185 m² of 621 m²).

MEASURES RECOMMENDED BY THE CERTIFICATE

RECOMMENDED MEASURE	SAVING	ESTIMATED COST	ESTIMATED GRANT
External wall insulation + 10 cm → E	−1,790 kWh/yr	€17,000 – 26,000	≈ €8,000
Triple-glazed windows → E	−3,350 kWh/yr	€19,000 – 31,000	≈ €2,000
Solar PV system → E	−2,380 kWh/yr	€4,500 – 6,500	—

AVAILABLE SUPPORT

- ✓ **Klimabonus Wunnen** — state grant per m² insulated (walls, roof, floors, windows) and for ventilation. Higher rates for applications until 30.06.2027.
- ✓ **Energy advice** — mandatory, covered up to €2,725.
- ✓ **KlimaPrêt** — bank loan for renovation with a state interest subsidy.
- ✓ **Municipal grants** — many municipalities top up the Klimabonus.

Indicative, non-binding estimate. Energy savings according to the certificate (energy price €0.085/kWh). Costs: average Luxembourg prices, estimated areas. Grants: Klimabonus 2026 (mineral insulation), subject to approved energy advice and prior approval. Info: guichet.lu · klima-agence.lu.