

THE PROPERTY

House — Rumelange · 160 m²

Deed pending

160 m² · 4 bed. · built 1875 · Ref. 20086469

RENOVATION POTENTIAL

Where this property can get to — and what it costs

Based on energy performance certificate no. P.20190128.3637.10.1.2 dated 28/01/2019. Indicative estimate for you and your bank.

SUMMARY FOR YOUR BANK

Certificate no. P.20190128.3637.10.1.2 · issued 28/01/2019 · valid until 27/01/2029 ✓ **valid**

> The energy performance certificate (no. P.20190128.3637.10.1.2), valid until 27 January 2029, documents the property's regulatory standing. Since its issuance, significant works have been carried out — installation of a new gas condensing boiler (2024) and full replacement of all windows with triple glazing — improvements not yet reflected in the certificate. Additional façade insulation would generate estimated savings of €720/year, with an estimated Klimabonus of €14,000 and a Klimaprêt available.

Classes (efficiency / insulation / CO_2)	**G** / **G** / **G** today → **F** / **E** / **–** after works
Works already completed	✓ **New gas condensing boiler (2024) and triple glazing throughout** after the certificate was issued — not yet reflected in the classes above
Energy saving after works	**13,310 kWh per year**
Saving on the energy bill	**≈ €720 per year · €14,380 over 20 years**
Estimated investment	**€30,000 – 46,000**
Estimated Klimabonus grants	**≈ −€14,000** Energy advice — mandatory, covered up to €2,000.
Left to finance	**€16,000 – 32,000**

ENERGY EFFICIENCY

primary energy · per year



Today: **G** · 322.1 kWh/m²
After works: **F** (+1 class)
Class F: ≤ 295 kWh/m² (−27.1 to go)

INSULATION

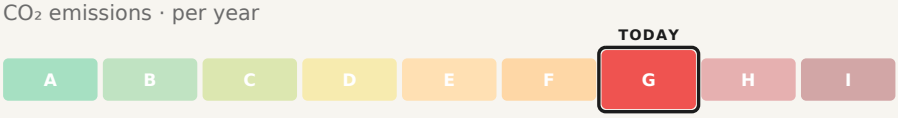
heating demand · per year



Today: **G** · 175.9 kWh/m²
After works: **E** (+2 classes)
Class F: ≤ 170 kWh/m² (−5.9 to go)

ENVIRONMENT

CO_2 emissions · per year



Today: **G** · 71.1 kg CO_2/m²
After works: not stated in the certificate
Class F: ≤ 65 kg CO_2/m² (−6.1 to go)

MEASURES RECOMMENDED BY THE CERTIFICATE

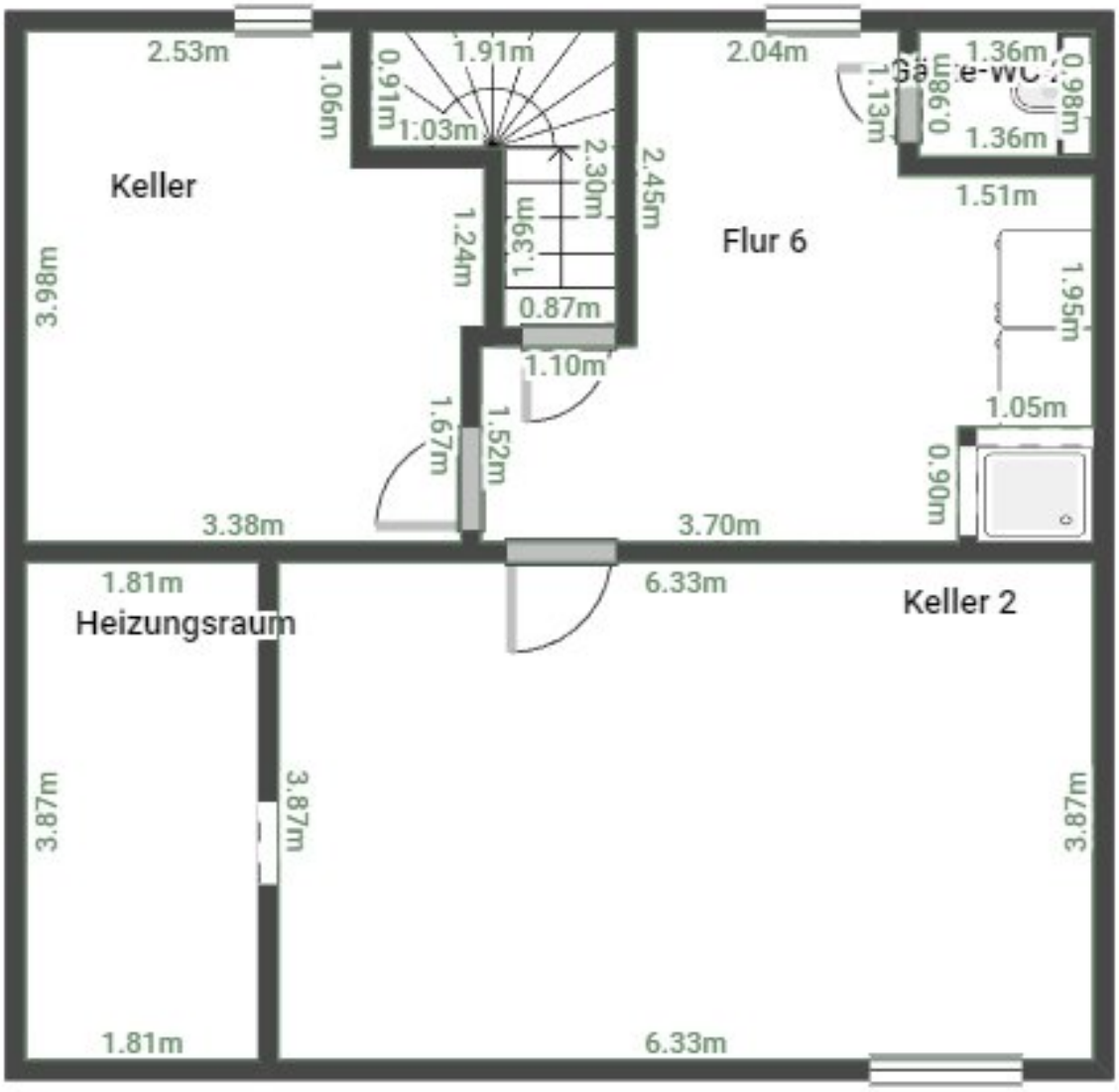
RECOMMENDED MEASURE	SAVING	ESTIMATED COST	ESTIMATED GRANT
Facade insulation → F/E U: 0.32 W/m²K	−13,310 kWh/yr	€30,000 – 46,000	≈ €14,000

AVAILABLE SUPPORT

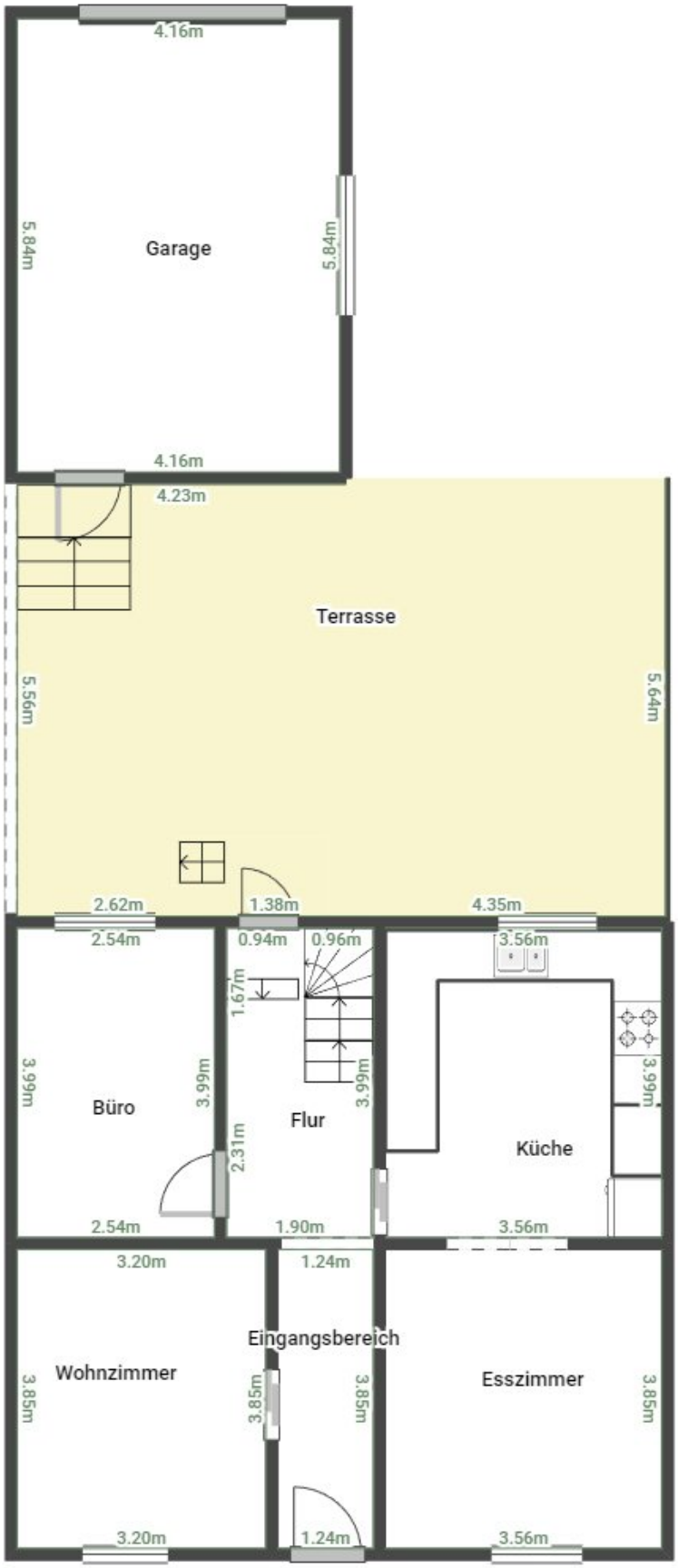
- ✓ **Klimabonus Wunnen** — state grant per m² insulated (walls, roof, floors, windows) and for ventilation. Higher rates for applications until 30.06.2027.
- ✓ **Energy advice** — mandatory, covered up to €2,000.
- ✓ **KlimaPrêt** — bank loan for renovation with a state interest subsidy.
- ✓ **Municipal grants** — many municipalities top up the Klimabonus.

Indicative, non-binding estimate. Energy savings according to the certificate (energy price €0.054/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.

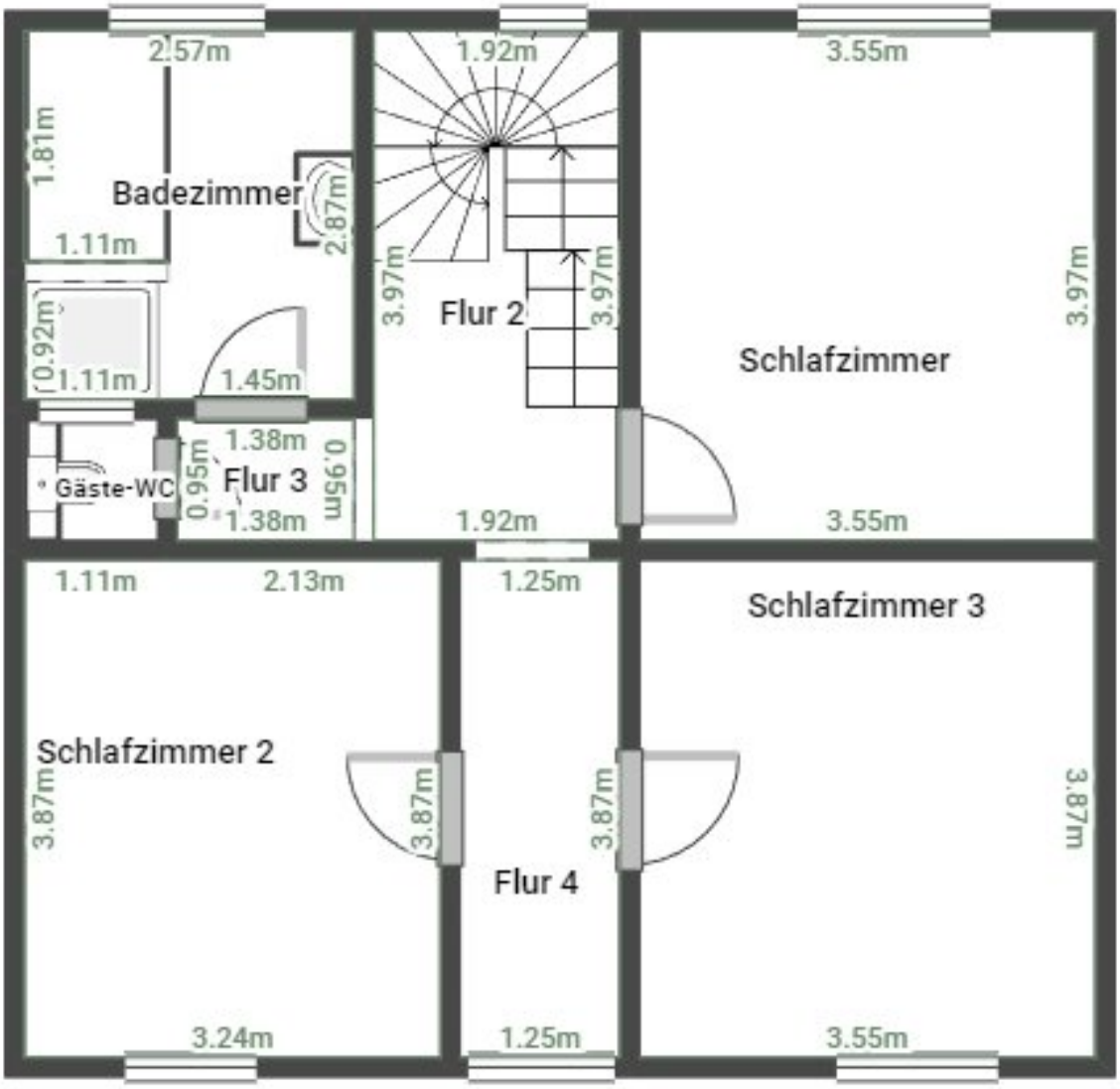
Floor plans 1/4 — 1. UG



Floor plans 2/4 — Erdgeschoss



Floor plans 3/4 — 1. Etage



Floor plans 4/4 — 2. Etage

