



€ 523.500 | OUDERGEM | REF. 4345219



TERRACE SURFACE

24.75 m²



LIVING SURFACE

105 m²



BEDROOMS

2



BATHROOMS

2

Ideal location for this beautiful 2 bedroom flat + terrace, close to the University !

 **Boulevard du Triomphe 201, 1160 Oudergem**

This superb apartment of 105 sqm consists of a large living space and 2 bedrooms with a large terrace of 25 sqm facing south-west, a fully equipped kitchen (with technical room and laundry room), a shower room, a full bathroom and a separate toilet. This apartment enjoys a lot of light thanks to its perfect layout and location on the 8th floor. This project is situated in the new DELTA district, nearby public transport and the ULB / VUB universities.

The ideal investment in this passive and therefore ecologically interesting building.

A bicycle storage is available on the 1st floor. Parkings and cellars are also provided at the same floor, at an additional cost.


Sale under the mixed system of registration on the land value and VAT on the construction value

Characteristics

GENERAL

Type	flat	City	Oudergem
Price	€ 523.500	Living surface	105 m ²
Terrace surface	24.75 m ²	Bedrooms	2
Bathrooms	2	Floor	8
Floors	11	Available	vanaf akte
Construction year	2024	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Heating (type)	collective
Heating	gas	Neighborhood	central
Neighborhood	central	Elevator	✓
Double glass	✓	PEB	40 kW/m ²
		PEB category	A
EPC code	A+		

MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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