



TERRACE SURFACE

8 m²

LIVING SURFACE

46 m²

BATHROOMS

1

Ideal location for these beautiful studios close to the University !

 **Boulevard du Triomphe 201, 1160 Oudergem**

Beautiful studio with small hall opening on a beautiful living room with a terrace. Sleeping area with showerroom + WC, laundry room – Great comfort.

This new construction is located in the district of Chirec / Delta. The excellent location near various facilities, the VUB / ULB universities and the easy access by public transport are certainly an asset.

Ideal investment in this passive and therefore ecologically interesting building.

A bicycle storage is available. Parkings and cellars are also provided are at an additional cost.

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

Choose your apartment now and pay for it at the delivery at no extra cost!

Contact us for more information about this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

| | | | |
|-------------------|----------------------|-------------------|----------------------------|
| Type | flat | City | Oudergem |
| Price | € 253.500 | Living surface | 46 m ² |
| Terrace surface | 8 m ² | Shower rooms | 1 |
| Parkings (indoor) | 1 | Parkings | 1 |
| Floor | 3 | Floors | 11 |
| Available | at delivery | Construction year | 2023 |
| State | new | Facades | 2 |
| Kitchen (type) | US hyper equipped | Toilets | 1 |
| Heating (type) | individual | Heating | heat recovery installation |
| Neighborhood | central | Neighborhood | near railway station |
| Elevator | ✓ | Double glass | ✓ |
| PEB | 35 kW/m ² | PEB category | A |
| EPC code | A | | |

MANDATORY INFO

Urban planning permits
Not announced

Pre-emption right
Not announced

 Flood-sensitive area
not located in flood area

Summons and recovery claim
Not announced

Subdivision permit
Not announced

FINANCIAL

Under VAT
✓

