



€ 470.000 | BRUSSEL | REF. 5548084



TERRACE SURFACE

 7.6 m<sup>2</sup>


LIVING SURFACE

 105 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## Project "UNIQ" in the heart of Brussels - 2 BEDROOM FLATS - new, and ecological apartments !

 **Quai au Foin 59-65, 1000  
Brussel**

A01 - 104,5 sqm

Beautiful large 2 bedroom flat with terrace on the ground floor, quietly installed inside and with view on the courtyard

The living room with the dining room, and the super equipped kitchen is extended by a terrace

1 bedroom with access to the terrace and a complete bathroom

1 second bedroom at the back

1 showerroom and a separate toilet + 1 laundry/technical space make the flat complete. Cellar and parking in extra.

The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A-.

Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %).

The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the Place Ste Catherine and its typical Brussels atmosphere, it's daily market, its many stores and restaurants.

Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance.


Contact us quickly to obtain all the details on this new exceptional construction.

## Characteristics

### GENERAL

Type	flat	City	Brussel
Price	€ 470.000	Living surface	105 m <sup>2</sup>
Terrace surface	7.6 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	6
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	city Center	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
		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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