



LIVING SURFACE

54 m<sup>2</sup>

BATHROOMS

1

## Project "UNIQ" in the heart of Brussels - New and ecological STUDIO'S !

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

A03 - 53,7 SQM

Ground floor studio without terrace, street front

Living space + fully equipped kitchen

Sleeping area, bathroom and separate toilet

Technical/laundry room

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 B+.

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	€ 265.000	Living surface	54 m <sup>2</sup>
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	central	Neighborhood	city Center
Elevator	✓	Double glass	✓
PEB	95 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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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