€ 685.000 | OUDERGEM | REF. 5555811

TERRACE SURFACE	LIVING SURFACE	BEDROOMS	BATHROOMS
25 m²	110 m²	2	2

Project ANTHEA, Val Duchesse/Souverain - 2 bedroom flat + terrace

Boulevard du Souverain 360, 1160 Oudergem

This luxurious new development, surrounded by greenery, is located on Boulevard du Souverain, opposite Parc de Val Duchesse, and comprises 48 units.

Victoire proposes you 2-bedroom 5th floor flat, overlooking the inside gardencourtyard. Large South-West facing terrace.

Beautiful entrance hall with checkroom - Living room with open-plan fitted kitchen 37.5 sq.m.

1 bedroom with an en suite full bathroom and access to the terrace - Second bedroom with showerroom

1 separate WC - 1 utility/laundry room - Cellar included.

Bright building superbly finished - luxurious interior fittings - minimal construction and consumption carbon footprint (solar panels will ensure electricity for the common areas, rainwater will be recovered for the common areas too). tree-lined gardens

1 large office space will be available on the first floor, while the basement includes 51 parking spaces (with charging station if required) and bicycle storage.

A sought-after, residential neighborhood with all the urban amenities you'd expect from your neighborhood within walking distance.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part.

Contact Victoire for details: 02 375 1010 - new@victoire.be.

Characteristics

GENERAL

Type	flat	City	Oudergem
Price	€ 685.000	Living surface	110 m²
Terrace surface	25 m²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	5
Floors	7	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
		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
✓