



€ 990.000 | OUDERGEM | REF. 5566118



TERRACE SURFACE

41 m²



LIVING SURFACE

168 m²



BEDROOMS

3



BATHROOMS

3

New Project ANTHEA - 3 bedroom flat + bureau + 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 this 3-bedroom corner flat overlooking both Bd. du Souverain and the Nénuphars Avenue with a nice surrounding terrace.

1 large entrance hall with cloakroom, leading to the beautiful living room – 1 super-equipped open kitchen.

1 large master bedroom room with one "en suite" full bathroom and 2 other bedrooms both with a shower room (one with a WC), 2 have an accès to the terrace. 1 separate WC – 1 technical room/laundry room – 1 nice space for a bureau – 1 cellar.

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 below ground 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 | € 990.000 | Living surface | 168 m ² |
| Terrace surface | 41 m ² | Bedrooms | 3 |
| Bathrooms | 1 | Shower rooms | 2 |
| Parkings (indoor) | 1 | Floor | 4 |
| Floors | 7 | Available | bij oplevering |
| Construction year | 2026 | State | new |
| Facades | 2 | Kitchen (type) | US hyper equipped |
| Office | ✓ | Office area | 11.3 m ² |
| | | Toilets | 3 |
| Laundry room | ✓ | Heating (type) | individual |
| | | Heating | hot air pump |
| Neighborhood | central | Neighborhood | woods |
| Cellar | ✓ | Elevator | ✓ |
| PEB | 45 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 | ✓ |
|-----------|---|

