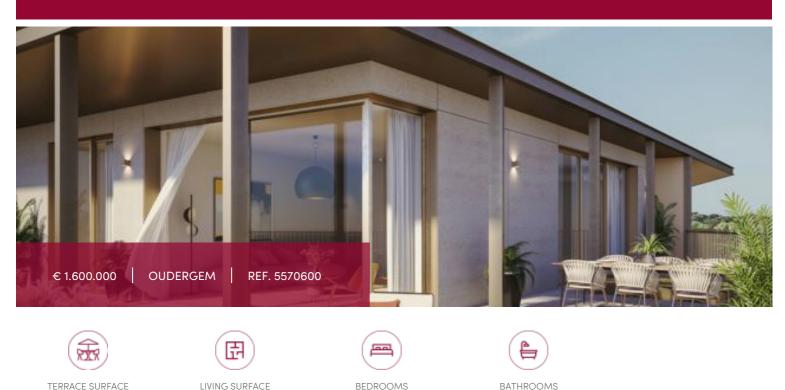


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105 m<sup>2</sup>



# Project ANTHEA, Val Duchesse/Souverain - Penthouse 3 bedrooms + splendid terrace

#### 🥺 Boulevard du Souverain 360, 1160 Oudergem

185 m<sup>2</sup>

Victoire proposes you this luxurious project surrounded by greenery, located on Boulevard du Souverain opposite the Val Duchesse Park, consisting of 48 units.

3

3

This 185 sqm 3-bedroom penthouse is beautifully located on the 7th floor, facing East and overlooking Boulevard du Souverain and Avenue des Nénuphars. The apartment features a beautiful entrance hall with checkroom and separate toilet, as well as the 1st bedroom with full en-suite bathroom and laundry room. The living area, with living room, dining room and beautifully equipped open kitchen (plus technical romm and pantry), is at the front of the apartment; this large space is beautifully extended by the large terrace that surrounds almost the entire apartment. The night hall houses the 2 other bedrooms with adjoining shower rooms and a separate toilet.

Superbly finished, bright building – luxurious furnishings – minimal carbon footprint for construction and consumption (solar panels provide electricity for common areas, rainwater is also recovered for common areas), garden with trees. 1 large office space is available on the first floor and in the basement there are 51 parking spaces (with charging point if needed) and spaces for bikes. A sought after residential area with all urban amenities within easy reach.

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

Verkoop onder registratierechten (12,5%) voor het grondgedeelte en onder BTW voor het bouwgedeelte. Contact our team : 02 375 1010 – new@victoire.be



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# Characteristics

### GENERAL

Туре	flat
Price	€ 1.600.000
Terrace surface	105 m <sup>2</sup>
Bathrooms	1
Parkings (indoor)	1
Floors	7
Construction year	2025
Kitchen (type)	US hyper equipped
Toilets	3
Heating (type)	individual
Neighborhood	Free sight
Neighborhood Elevator	Free sight
	Free sight 45 kW/m <sup>2</sup>

City	Oudergem
Living surface	185 m²
Bedrooms	3
Shower rooms	2
Floor	7
Available	bij oplevering
State	new
Office	~
Laundry room	~
Neighborhood	quiet
Cellar	~
Double glass	~
PEB category	A

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	Flood prone area
Not announced	not located in flood area

#### FINANCIAL

Under VAT

 $\checkmark$ 

## SELL SERVICE



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