



LIVING SURFACE

51 m²

"VERY GOOD PROJECT" in Schaerbeek - STUDIO

 **Avenue Général Eisenhower 35/13, 1030
Schaerbeek**

VERY GOOD PROJECT, quite out of the ordinary – Victoire proposes :

Very attractive, bright and well-appointed street-side studio on the 3rd floor.

Small entrance hall with utility room and a separate toilet. Living area with kitchen.

The night area comprises a fitted dressing armoire – The shower room is en suite.

Beautifully designed, organized and well thought-out, innovative decoration.

Cellar n° 12 included – 1 bike's space included.

An inner common garden will be designed by Jan Bleys, taking into account the existing concrete structures and allowing free,

generous, climbing greenery to expand onto the terraces. This friendly neighborhood is close to all the facilities you need for an ideal lifestyle. The wide, tree-lined streets, with their unique Brussels townhouses, are also extremely charming.


Sale subject to registration fees & VAT.

Characteristics

GENERAL

Type	flat	City	Schaarbeek
Price	€ 268.000	Living surface	51 m ²
Floor	3	Floors	5
Available	bij oplevering	Construction year	2026
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	floor heating
Neighborhood	central	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	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	✓
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