



€ 439.000 | SCHAARBEEK | REF. 5626662



TERRACE SURFACE

 5 m<sup>2</sup>


LIVING SURFACE

 93 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## "VERY GOOD PROJECT" à Schaerbeek - 2 Bedroom flat + TERRACE

 **Avenue Général Eisenhower 35/10, 1030 Schaerbeek**

VERY GOOD PROJECT, quite out of the ordinary - Victoire proposes : Attractive 2-bedroom apartment with terrace and main view over the communal inner garden.

Entrance hall with guest toilet. 1 first bedroom with built-in desk and wardrobe (the only room overlooking the street), 1 utility room, a beautiful shower room and the master bedroom, also with built-in wardrobe +balcony and view on the greenery.

The living area with dining room and superbly equipped open kitchen also benefits from a bureau on the side. A terrace completes this beautiful apartment.

Well-designed common areas, innovative decoration.

Cellar n° 21 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	€ 439.000	Living surface	93 m <sup>2</sup>
Terrace surface	5 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Floor	1
Floors	5	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	central	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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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