



€ 8.500 | ELSENE | REF. 5931361



TERRACE SURFACE

39.6 m<sup>2</sup>



LIVING SURFACE

174 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1

## Flat at Elsene

 **1050 Elsene**

In the heart of the highly sought-after Haut de la Ville district, this vast 174 m<sup>2</sup> furnished flat is located on the 4th floor of the BEL building "Le Toison d'Or" - avenue de la Toison d'Or, between avenue Louise and le Sablon. It boasts spacious volumes combined with high ceilings, giving an ideal sense of comfort. The spacious rooms are extended by pleasant terraces offering exceptional views over the city or a carefully landscaped interior garden.

The flat comprises an entrance hall with separate toilet, spacious receptions including a magnificent living room with an adjoining terrace, an open-plan kitchen fully equipped with luxury built-in appliances, three bedrooms (including a master bedroom with dressing room and en suite bathroom and a sauna), a shower room; all 3 bedrooms have access to the rear terrace. All the materials used are of the highest quality, and the property complies with current energy standards.

This property also benefits from a concierge service. The building's location provides direct access to luxury boutiques, numerous museums, concert halls, clubs and exhibitions, as well as several green spaces such as the Egmont Palace Park.


2 parking spaces. EPB B+.

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 8.500	Living surface	174 m <sup>2</sup>
Terrace surface	39.6 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Garages	1	Parkings (indoor)	2
Floor	4	Floors	7
Furnished	✓	Available	onmiddellijk
		Construction year	2015
State	very good state	Facades	2
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	collective
		Heating	floor heating
Neighborhood	city Center	Cellar	✓
Elevator	✓	Double glass	✓
PEB	58 kW/m <sup>2</sup>	PEB category	B

### 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

Tenant charges	480 €	Rental deposit	2 months
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