





LIVING SURFACE

101 m²



GARAGES

1



TERRACE SURFACE

11 m²

## New small building in Kraainem - 1 duplex bureau + terrace



This office/professional space of 101 sqm is proposed by Victoire Properties. It is part of a brand new and very pleasant building, located in the municipality of Kraainem, next to the sought-after and more urban area of the Place Dumon.

On the ground-floor, it benefits from a south/west facing courtyard/terrace overlooking the garden, which will be shared by the residents! use

The surroundings are very well serviced by transports, sports' clubs, schools and shops.

Stroller room and bicycle storage on the ground floor. Low energy construction and excellent PEB B.

Parking on the ground level as well and cellar on -1 (both in supplement).

Sale under registration rights on the land (12%) and under VAT regime on the construction (21%)

Consult us without delay for any details on this project: 02 3751010 / new@victoire.be



## Characteristics

## GENERAL

Туре	office
Price	€ 399.000
Terrace surface	11 m²
Floors	3
State	new
Office area	131 m²
Heating	floor heating
Neighborhood	residential area
Double glass	<b>✓</b>
EPC code	В

City	Kraainem
Living surface	101 m²
Garages	1
Available	vanaf akte
Facades	2
Heating (type)	individual
Neighborhood	quiet
Elevator	~
PEB	70 kW/m²
PEB category	А

## MANDATORY INFO

Building permit Not announced	
Urban destination Not announced	
Subdivision permit Not announced	

Summons and recovery claim

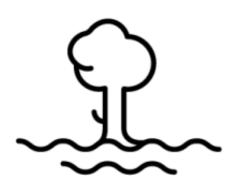
Not announced

Pre-emption right

Not announced

Flood prone area

not located in flood area



P-score B





P-score B

FINANCIAL



