



€ 890.000 | KRAAINEM | REF. 5945333



TERRACE SURFACE

14.1 m<sup>2</sup>



LIVING SURFACE

173 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



GARAGES

1

## NEW 3 bedroom penthouse + terraces - Kraainem

 **Avenue Reine Astrid 337, 1950  
Kraainem**

This PENTHOUSE-DUPLEX (3CH-173 sqm) is proposed by Victoire Properties. It is located in Kraainem, next to the well-known and more urban area of Place Dumon. The surroundings are very well serviced by transport, sports clubs, schools and shops.

The apartment is on two levels with elevator and is divided as follows :

1 beautiful living space with dining room and nice open kitchen super equipped (Bulthaup) opening onto the terrace and with view on the gardens.

1 master bedroom with full bathroom and en suite

2 other bedrooms + bathroom

1 separate toilet

1 beautiful hall - 1 small office space

1 laundry room

The garden will be for the common use of the inhabitants living in the building.

Low energy construction and excellent PEB B.

Stroller room and bicycle storage are available on the ground floor.

Parking on the ground floor as well and cellar on -1 at extra costs.

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

Type	flat	City	Kraainem
Price	€ 890.000	Living surface	173 m <sup>2</sup>
Terrace surface	14.1 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Garages	1
Parkings (indoor)	1	Floor	2+3
Floors	3	Available	vanaf akte
Construction year	2023	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	70 kW/m <sup>2</sup>
EPC code	B	PEB category	A

### MANDATORY INFO

Building permit

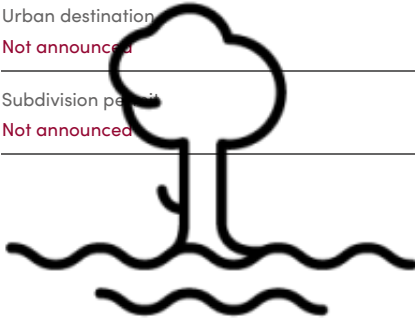
Not announced

Urban destination

Not announced

Subdivision permit

Not announced



P-score B



P-score B

## FINANCIAL

Under VAT



Summons and recovery claim

Not announced

Pre-emption right

Not announced

 Flood prone area

not located in flood area

