



€ 307.000 | ELSENE | REF. 5955411



TERRACE SURFACE

3 m<sup>2</sup>

LIVING SURFACE

38 m<sup>2</sup>

BATHROOMS

1

## New Studio in the project "Chocolaterie Antoine" in the heart of Ixelles !

 **Rue du Prince Royal 37-41, 1050  
Elsene**

The brand new project "Chocolaterie Antoine" offers you on the ground floor of Block D, a studio with a small terrace (N-E) and view on the 2nd inner courtyard, whose living space is embellished with a super equipped open kitchen + technical/laundry room. The sleeping area, the bathroom + WC complete this property. No lift.

Located between the Place Stephanie and Place F. Cocq, not far from the Avenue de la Toison d'Or, the project includes 53 units ranging from studios to 3 bedroom apartments. Very urban, but embellished with beautiful gardens, the former factory site combines calm and greenery with the activity of the city and its amenities.

Sale under the VAT regime / 20.21 %.


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

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 307.000	Living surface	38 m <sup>2</sup>
Terrace surface	3 m <sup>2</sup>	Bathrooms	1
Parkings (indoor)	1	Floors	2
Available	vanaf akte	Construction year	2024
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	collective
		Heating	gas (centr. heat.)
Neighborhood	quiet	Neighborhood	central
Double glass	✓	PEB	170 kW/m <sup>2</sup>
		PEB category	D
EPC code	D		

### 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	✓
-----------	---

