



LIVING SURFACE

120 m<sup>2</sup>



TERRACE SURFACE

47 m<sup>2</sup>

## "VERY GOOD PROJECT" in Schaerbeek - 1 CASCO space for a commercial activity

 **Rue Godefroid Devreese 34/1, 1030 Schaerbeek**

VERY GOOD PROJECT, quite out of the ordinary - Victoire proposes :

One attractive CASCO SPACE for a commercial activity - overlooking the terrace and communal garden. Well-designed common areas, innovative decoration.

Cellar n° 5 included - 1 bike's space included.

An inner common garden will be designed by Jan Bley, 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 may 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	commercial	City	Schaarbeek
Price	€ 385.000	Living surface	120 m <sup>2</sup>
Terrace surface	47 m <sup>2</sup>	Floors	5
Available	bij oplevering	Construction year	2026
State	new	Facades	2
Toilets	1	Heating (type)	individual
Heating	floor heating	Neighborhood	central
Neighborhood	residential area	Cellar	✓
Elevator	✓	Double glass	✓
PEB	45 kW/m <sup>2</sup>	PEB category	A
EPC code	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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