



€ 554.000 | ELSENE | REF. 5984604



TERRACE SURFACE

 16 m<sup>2</sup>


LIVING SURFACE

 95 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

1

## Stunning project "La 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 first floor of Block Eb, a 1 bedroom apartment with 2 terraces, at the front (S-W) and at the back (N-E). The beautiful living space, with access to the front terrace, is open to the super equipped open kitchen. The dining room opens to the 2nd terrace in the back as well as the bedroom. A bathroom+WC, a laundry/technical room and 1 separate WC complete this pleasant apartment.

Located rue du Prince Royal between rue Keyenveld et Chaussée d'Ixelles, the project comprises 53 apartments ranging from studios to 3-bedroom apartments. Suitably installed in the interior of the block, it combines calm and greenery with urban activity 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	€ 554.000	Living surface	95 m <sup>2</sup>
Terrace surface	16 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Floors	5
Available	vanaf akte	Construction year	2024
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	gas (centr. heat.)
Neighborhood	quiet	Neighborhood	central
Elevator	✓	Double glass	✓
PEB	46 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### MANDATORY INFO

Building permit	No license issued	Summons and recovery claim	no legal correction or administrative measure imposed
Urban destination	mixed living area	Pre-emption right	There is no pre-emption right for spatial planning
Subdivision permit	No sales permit	 Flood prone area	not located in flood area

### FINANCIAL

Under VAT	✓
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