



€ 335.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6002597



TERRACE SURFACE

19 m<sup>2</sup>



LIVING SURFACE

86 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## Discover GREEN FOREST - 2 bedroom ground floor flat + garden

 **Chaussée de Neerstalle 184, 1190 Vorst (Brussel-Hoofdstad)**

Beautiful apartment in the new GREEN FOREST project located in Forest/border of Uccle:

2 bedrooms with a view of the back of the project, very quiet - 86 m<sup>2</sup> with a 19 m<sup>2</sup> terrace and a large private garden of 100 m<sup>2</sup>.

Beautiful entrance hall with a cloakroom, laundry room, and separate toilet.

Living area with a fully equipped kitchen, dining room with access to the terrace.

Master bedroom with ensuite bathroom, direct access to the terrace. Second bedroom with a small showerroom and also an access to the backyard.

1 separate toilet - Storage room and parking available at an additional cost + charging station available at an additional cost.

The entire complex is very harmonious over 4 floors and benefits from a magnificent quiet and spacious interior garden. All apartments have a terrace or balcony.

Storage room and parking available at an additional cost + charging station available at an additional cost.

The project, situated on chaussée de Nerstalle and rue Auguste Lumière, will benefit from a splendid inner garden, a veritable peaceful green oasis that will offer residents calm and relaxation. The municipal park is just 2 steps away, as are sports clubs (field hockey and soccer), schools and all types of transport (streetcar, bus, train and bike), the entrance to the west ring road and a large shopping center. A multitude of assets that will guarantee a perfect balance between an active lifestyle and a pleasant daily life.

Make the most of this new development for your future home, in a neighborhood that is undergoing a metamorphosis and is livable for all.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part+ rebate (subject to conditions). Delivery scheduled for summer 2026.

Contact us for a project presentation - 02 375 1010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Vorst (Brussel-Hoofdstad)
Price	€ 335.000	Living surface	86 m <sup>2</sup>
Terrace surface	19 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floors	4	Available	bij oplevering
Construction year	2026	State	new
Garden surface	100 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	central	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	46 kW/m <sup>2</sup>
		PEB category	B
EPC code	B		

### 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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