



€ 217.500 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6010872



TERRACE SURFACE

7 m<sup>2</sup>



LIVING SURFACE

40 m<sup>2</sup>



BATHROOMS

1

## Discover GREEN FOREST - STUDIO avec terrasse

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

In the commune of Forest, near Uccle, Victoire proposes you this NEW development of 5 single-family homes, located to the rear of the apartment building and part of the same "GREEN FOREST" project. All units feature 3 BEDROOMS, gardens and terraces.

These homes are certified GREEN, totally independent of fossil fuels, and meet today's stringent energy standards (EPC A).

Construction will be carried out by ARTONE and the DDS+ architectural firm -> a guarantee of aesthetics and quality.

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	€ 217.500	Living surface	40 m <sup>2</sup>
Terrace surface	7 m <sup>2</sup>	Bathrooms	1
Parkings (indoor)	1	Floor	2
Floors	4	Available	bij oplevering
Construction year	2026	State	new
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	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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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