



€ 238.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6011250



TERRACE SURFACE

6 m²



LIVING SURFACE

47 m²



BATHROOMS

1

Discover GREEN FOREST - STUDIO + TERRACE

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

47 m² studio with view on the courtyard - quiet 3rd floor with 6m² terrace

Hall with shower room, washbasin and WC

The living area and sleeping area are extended by the terrace, plus the super-equipped open-plan kitchen, dining room and laundry room.

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 | € 238.000 | Living surface | 47 m ² |
| Terrace surface | 6 m ² | Bathrooms | 1 |
| Parkings (indoor) | 1 | Floor | 3 |
| 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 ² |
| 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 | ✓ |
|-----------|---|

