



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



TERRACE SURFACE

 6 m<sup>2</sup>


LIVING SURFACE

 47 m<sup>2</sup>


BATHROOMS

1

## Discover GREEN FOREST - STUDIO + TERRACE

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

47 m<sup>2</sup> studio with view on the courtyard - quiet 3rd floor with 6m<sup>2</sup> 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 <sup>2</sup>
Terrace surface	6 m <sup>2</sup>	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 <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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