



€ 406.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6011271



TERRACE SURFACE

7 m<sup>2</sup>



LIVING SURFACE

98 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Discover GREEN FOREST - 2 bedroom flat + terrace

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

Attractive 2-bedroom apartment of 98 m<sup>2</sup> on the 3rd floor - 7 m<sup>2</sup> terrace at the rear.

Large hall with wardrobe and 1 separate toilet, 1 bedroom with adjoining shower room (+ 1 sink) and balcony at the front.

Entrance to the super equipped open kitchen and living room extended by the terrace. 1 utility/technical room.

1 small night hall with the bathroom (with bath and double sink) and the master bedroom with wardrobe corner and balcony overlooking the courtyard garden.

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

The project, situated on chaussée de Neerstalle 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	€ 406.000	Living surface	98 m <sup>2</sup>
Terrace surface	7 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	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>
		PEB category	A
EPC code	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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