



€ 420.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6011338



TERRACE SURFACE

 15 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 99 sqm 2-bedroom flat on the 2nd floor with a 7 sqm terrace at the rear.

Large entrance hall with cloakroom and 1 separate toilet, 1 bedroom with adjoining shower room (+ 1 washbasin) 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, 1 WC and 2 washbasins) 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 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           | € 420.000         | Living surface    | 98 m <sup>2</sup>         |
| Terrace surface | 15 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 | ✓ |
|-----------|---|

