



€ 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	✓
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