



€ 875.000 | OUDERGEM | REF. 6035721



TERRACE SURFACE

 21 m<sup>2</sup>


LIVING SURFACE

 131 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## New Project ANTHEA - 3 bedroom flat + terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

This luxurious new development, surrounded by greenery, is located on Boulevard du Souverain, opposite Parc de Val Duchesse, and comprises 48 units.

Victoire proposes you this 3-bedroom corner flat overlooking the parc with a large South-East facing terrace.

1 large entrance hall with cloakroom, leading to the beautiful living room with south-east terrace - 1 super-equipped open kitchen + a pantry.

1 large master bedroom room and one en suite bathroom and 2 other bedrooms, all 3 with view on the front of the building and an accès to the terrace.

1 extra shower room - 2 separate WC's - 1 technical room/laundry room - 1 cellar.

Bright building, superbly finished - luxurious interior fittings - minimal construction and consumption carbon footprint (solar panels will ensure electricity for the common areas, rainwater will be recovered for the common areas too), tree-lined gardens.

1 large office space will be available on the below ground floor, while the basement includes 51 parking spaces (with charging station if required) and bicycle storage.

A sought-after, residential neighborhood with all the urban amenities you'd expect from your neighborhood within walking distance.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part.

Contact Victoire for details: 02 375 1010 - new@victoire.be.

## Characteristics

### GENERAL

|                   |                      |                |                    |
|-------------------|----------------------|----------------|--------------------|
| Type              | flat                 | City           | Oudergem           |
| Price             | € 875.000            | Living surface | 131 m <sup>2</sup> |
| Terrace surface   | 21 m <sup>2</sup>    | Bedrooms       | 3                  |
| Bathrooms         | 1                    | Shower rooms   | 1                  |
| Parkings (indoor) | 1                    | Floor          | 5                  |
| Floors            | 7                    | Available      | bij oplevering     |
| Construction year | 2026                 | State          | new                |
| Facades           | 2                    | Kitchen (type) | US hyper equipped  |
| Toilets           | 2                    | Laundry room   | ✓                  |
| Heating (type)    | individual           | Heating        | hot air pump       |
| Neighborhood      | central              | Neighborhood   | woods              |
| Cellar            | ✓                    | Elevator       | ✓                  |
| 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 | ✓ |
|-----------|---|

