



€ 570.000 | OUDERGEM | REF. 6035730



TERRACE SURFACE

24 m²



LIVING SURFACE

94 m²



BEDROOMS

2



BATHROOMS

2

Project ANTHEA, Val Duchesse/Souverain - 2 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 2-bedroom 1st floor corner flat overlooking the inside gardencourtyard and nénépharsstreet.

Nice entrance hall with checkroom and separate toilet

Large living room with access to the terrace + fully equipped kitchen with pantry

2 bedroom with access to the terrace as well.

1 bathroom - 1 separate toilet - 1 cellar included

Bright building, tree-lined gardens - 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).

1 large office space will be available on the first 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 | € 570.000 | Living surface | 94 m ² |
| Terrace surface | 24 m ² | Bedrooms | 2 |
| Bathrooms | 1 | Shower rooms | 1 |
| Parkings (indoor) | 1 | Floor | 1 |
| Floors | 7 | Available | bij oplevering |
| Construction year | 2025 | State | new |
| Facades | 2 | Kitchen (type) | US hyper equipped |
| Toilets | 2 | Laundry room | ✓ |
| Heating (type) | individual | Heating | floor heating |
| Neighborhood | quiet | Neighborhood | residential area |
| Cellar | ✓ | Elevator | ✓ |
| Double glass | ✓ | PEB | 45 kW/m ² |
| 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 | ✓ |
|-----------|---|

