



€ 440.000 | OUDERGEM | REF. 6035753



TERRACE SURFACE

14 m<sup>2</sup>



LIVING SURFACE

74 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## Project ANTHEA, Val Duchesse/Souverain - 1 bedroom flat + terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

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

Victoire proposes an attractive 1-bedroom apartment + 14 sq.m. west-facing terrace

View on the inside garden.

1 bedroom + 1 "en-suite" shower room

1 separate toilet - 1 utility/laundry room - 1 cellar included.

1 vast office space will be available on the below-ground floor, while the basement includes 51 parking spaces (with recharging stations if required) and bicycle parking spaces.

A sought-after, residential neighborhood with all the urban amenities you would expect.

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	€ 440.000	Living surface	74 m <sup>2</sup>
Terrace surface	14 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Parkings (indoor)	1
Floor	1	Floors	7
Available	bij oplevering	Construction year	2026
State	new	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	floor heating
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
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	✓
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