



€ 795.000 | OUDERGEM | REF. 6035763



TERRACE SURFACE

 55.5 m<sup>2</sup>


LIVING SURFACE

 125 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## New Project ANTHEA - 3 bedroom flat + terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

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

Victoire proposes here this large corner ground floor apartment with terrace, garden, and view on the front of the building; it is presented as follows:

1 spacious entrance hall with cloakroom, 1 separate toilet, and technical room/laundry room.

Beautiful living room of 39.7 m<sup>2</sup> with southeast-facing terrace surrounding the apartment.

1 open, fully equipped kitchen.

1 large bedroom of 17.2 m<sup>2</sup> with dressing room and complete en-suite bathroom.

2 other bedrooms (11.4 and 12.9 m<sup>2</sup>).

1 shower room.

The developer BesixRed will be responsible for this METAMORPHOSIS, which will offer immediately interesting advantages such as real beautiful spaces for some units, not to mention the preservation of the existing structure and facade elements that will limit the carbon footprint as well as the duration of the construction site.

The entrance to the building will be via Avenue des Nénuphars, quieter and on the ground floor. The location of this project, in the pleasant municipality of Audergem, is ideal, close to Woluwe parks, the Rouge-Cloître estate, urban activities, schools, and the Cultural Centre.

SALE UNDER REGISTRATION DUTY 12.5% for the land and UNDER VAT for the construction.


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

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 795.000	Living surface	125 m <sup>2</sup>
Terrace surface	55.5 m <sup>2</sup>	Bedrooms	3
Shower rooms	2	Parkings (indoor)	1
Floors	7	Available	bij oplevering
Construction year	2026	State	new
Garden surface	55.7 m <sup>2</sup>	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

