

€ 1.695.000 | OUDERGEM | REF. 6035765



TERRACE SURFACE

 105 m²


LIVING SURFACE

 185 m²


BEDROOMS

3



BATHROOMS

3

Project ANTHEA, Val Duchesse/Souverain - Penthouse 3 bedrooms + splendid terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

Victoire proposes you this luxurious project surrounded by greenery, located on Boulevard du Souverain opposite the Val Duchesse Park, consisting of 48 units.

This 185 sqm 3-bedroom penthouse is beautifully located on the 7th floor, facing East and overlooking Boulevard du Souverain and Avenue des Nénuphars. The apartment features a beautiful entrance hall with checkroom and separate toilet, as well as the 1st bedroom with full en-suite bathroom and laundry room. The living area, with living room, dining room and beautifully equipped open kitchen (plus technical room and pantry), is at the front of the apartment; this large space is beautifully extended by the large terrace that surrounds almost the entire apartment. The night hall houses the 2 other bedrooms with adjoining shower rooms and a separate toilet.

Superbly finished, bright building - luxurious furnishings - minimal carbon footprint for construction and consumption (solar panels provide electricity for common areas, rainwater is also recovered for common areas), garden with trees. 1 large office space is available on the first floor and in the basement there are 51 parking spaces (with charging point if needed) and spaces for bikes. A sought after residential area with all urban amenities within easy reach.

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

Verkoop onder registratierechten (12,5%) voor het grondgedeelte en onder BTW voor het bouwgedeelte.


Contact our team : 02 375 1010 - new@victoire.be

Characteristics

GENERAL

| | | | |
|-------------------|----------------------|----------------|--------------------|
| Type | flat | City | Oudergem |
| Price | € 1.695.000 | Living surface | 185 m ² |
| Terrace surface | 105 m ² | Bedrooms | 3 |
| Bathrooms | 1 | Shower rooms | 2 |
| Parkings (indoor) | 1 | Floor | 7 |
| Floors | 7 | Available | bij oplevering |
| Construction year | 2025 | State | new |
| Kitchen (type) | US hyper equipped | Office | ✓ |
| Toilets | 3 | Laundry room | ✓ |
| Heating (type) | individual | Neighborhood | quiet |
| Neighborhood | Free sight | Cellar | ✓ |
| Elevator | ✓ | Double glass | ✓ |
| PEB | 45 kW/m ² | 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 | ✓ |
|-----------|---|

