



€ 580.000 | OUDERGEM | REF. 6035769



TERRACE SURFACE

21 m²



LIVING SURFACE

94 m²



BEDROOMS

2



BATHROOMS

1

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 4th floor corner flat overlooking the inside garden courtyard and the n nupharsstreet.

Nice entrance hall with checkroom and separate toilet - Large living room with access to the terrace + fully equipped kitchen with pantry

1 bedroom with access to the terrace as well. 1 second bedroom. 1 bathroom with toilet - 1 separate toilet - 1 cellar included

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) beautiful tree-lined gardens.

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
Price	€ 580.000
Terrace surface	21 m ²
Bathrooms	1
Floor	4
Available	bij oplevering
State	new
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Oudergem
Living surface	94 m ²
Bedrooms	2
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	individual
Heating	floor heating
Neighborhood	residential area
Elevator	✓
PEB	45 kW/m ²
PEB category	A

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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