



€ 349.500 | SCHAARBEEK | REF. 6067043



TERRACE SURFACE

 9 m<sup>2</sup>


LIVING SURFACE

 61 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

1

## "VERY GOOD PROJECT" à Schaerbeek - 1 Bedroom flat + TERRACE

 **Avenue Général Eisenhower 35/16, 1030 Schaerbeek**

VERY GOOD PROJECT, quite out of the ordinary .

Very attractive, bright and well-appointed street-side apartment on the 4th floor. Large balcony all along the flat.

Small entrance hall with shower room and separate toilet - Living area with kitchen with a pantry next to the kitchen

The bedroom comprises a fitted wardrobe. Beautifully designed, organized and well thought-out.

Cellar n° 13 included - 1 bike's space included.

An inner common garden will be designed by Jan Bleys, taking into account the existing concrete structures and allowing free,

generous, climbing greenery to expand onto the terraces. This friendly neighborhood is close to all the facilities you may need for an ideal lifestyle. The wide, tree-lined streets, with their unique Brussels townhouses, are also extremely charming.

Sale subject to registration rights 12,5 % and VAT.

## Characteristics

### GENERAL

|                   |                  |                |                      |
|-------------------|------------------|----------------|----------------------|
| Type              | flat             | City           | Schaarbeek           |
| Price             | € 349.500        | Living surface | 61 m <sup>2</sup>    |
| Terrace surface   | 9 m <sup>2</sup> | Bedrooms       | 1                    |
| Bathrooms         | 1                | Floor          | 4                    |
| Floors            | 5                | Available      | bij oplevering       |
| Construction year | 2026             | State          | new                  |
| Facades           | 2                | Kitchen (type) | US hyper equipped    |
| Toilets           | 1                | Laundry room   | ✓                    |
| Heating (type)    | individual       | Heating        | floor heating        |
| Neighborhood      | central          | 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 | ✓ |
|-----------|---|



