



€ 883.000 | ELSENE | REF. 6135107



TERRACE SURFACE

20 m<sup>2</sup>

LIVING SURFACE

119 m<sup>2</sup>

BEDROOMS

2



BATHROOMS

2

## Stunning project "La Chocolaterie Antoine" in the heart of Ixelles

 **Rue du Prince Royal 37-41, 1050  
Elsene**

The brand new project "Chocolaterie Antoine" offers you on the 3rd and last floor, overlooking the inner courtyard, a splendid PENTHOUSE of 119 sqm, 2 bedrooms and 1 bureau and/or guest's room . The 4m10 high ceiling offers an exceptional bay window overlooking the 20sqm terrace which extends all along the apartment !

Located rue du Prince Royal between rue Keyenveld et Chaussée d'Ixelles, the project comprises 53 apartments ranging from studios to 3-bedroom apartments. Very urban, but embellished with beautiful gardens, the former factory site combines calm and greenery with the activity of the city and its amenities.

Parking and cellar in addition .

Tax regime for this unit : 20.21 %


Consult us without delay for any details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 883.000	Living surface	119 m <sup>2</sup>
Terrace surface	20 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	3
Floors	3	Available	bij oplevering
Construction year	2024	State	new
Facades	2	Kitchen (type)	US hyper equipped
Office	✓	Toilets	2
Heating	gas (centr. heat.)	Heating (type)	collective
Neighborhood	central	Neighborhood	quiet
Elevator	✓	Cellar	✓
PEB	96 kW/m <sup>2</sup>	Double glass	✓
EPC code	C-	PEB category	C

### 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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