



€ 890.000 | KRAAINEM | REF. 6233288



TERRACE SURFACE

 14.1 m<sup>2</sup>


LIVING SURFACE

 173 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2



GARAGES

1

## NEW 3 bedroom penthouse + terraces - Kraainem

 **Avenue Reine Astrid 337, 1950**  
**Kraainem**

This PENTHOUSE-DUPLEX (3CH-173 sqm) is proposed by Victoire Properties. It is located in Kraainem, next to the well-known and more urban area of Place Dumon. The surroundings are very well serviced by transport, sports clubs, schools and shops.

The apartment is on two levels with elevator and is divided as follows :

1 beautiful living space with dining room and nice open kitchen super equipped (Bulthaup) opening onto the terrace and with view on the gardens.

1 master bedroom with full bathroom and en suite

1 second bedroom

1 separate toilet

1 beautiful hall

1 laundry room

The garden will be for the common use of the inhabitants living in the building.

Low energy construction and excellent PEB B.

Stroller room and bicycle storage are available on the ground floor.

Parking on the ground floor as well and cellar on -1 at extra costs.

Sale under registration rights on the land (12%) and under VAT regime on the construction (21%)

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

## Characteristics

### GENERAL

Type	flat	City	Kraainem
Price	€ 890.000	Living surface	173 m <sup>2</sup>
Terrace surface	14.1 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Garages	1	Parkings (indoor)	1
Floor	2+3	Floors	3
Available	vanaf akte	Construction year	2023
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	floor heating
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	70 kW/m <sup>2</sup>
		PEB category	A
EPC code	B		

### MANDATORY INFO

Building permit  
Not announced

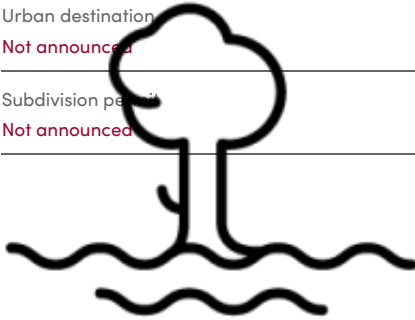
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Urban destination  
Not announced

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Subdivision permit  
Not announced

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P-score B



P-score B

## FINANCIAL

Under VAT  
✓


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area  
not located in flood area

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