



€ 547.900 | OUDERGEM | REF. 6235034



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 94 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## MOONRISE located in Auderghem - 2 BEDROOM APARTMENT + 2 TERRACES

 **Avenue de Beaulieu 22-26, 1160 Oudergem**

AUDERGHEM - Victoire proposes 2-bedroom apartment with 2 terraces (front and rear).

Entrance hall with utility/technical room and guests toilet. Beautiful living and dining room with access to the terrace/loggia at the rear of the building, well oriented to the SOUTH, super-equipped open kitchen. Night hall with bathroom (with bath and double washbasin and WC). 2 bedrooms, both with access to the terrace at the front of the building. PEB B+.

The strengths of this project lie primarily in its exceptional location, offering a perfect balance between city and woods, on the edge of Brussels.

Cellar and bike storage included in the price, single or double parking required at extra cost.

Sale subject to VAT for the building and registration rights for the land.

Contact us quickly for a presentation of this project 02 3751010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 547.900	Living surface	94 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	1	Floors	4
Available	bij oplevering	Construction year	2027
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	46 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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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