



€ 512.900 | OUDERGEM | REF. 6235480



TERRACE SURFACE

31 m²

LIVING SURFACE

85 m²

BEDROOMS

2



BATHROOMS

2

MOONRISE located in Auderghem - 2 BEDROOM APARTMENT + 2 TERRACES

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

AUDERGHEM - Victoire proposes this beautiful 2-bedroom apartment + terrace all around the flat.

Entrance hall with checkroom area, and a separate WC. Attractive living and dining room with access to the front east-facing terrace, super-equipped open kitchen + utility/technical room. Night hall with bathroom (with bath and washbasin), 2 bedrooms and the master-one is very bright and benefits from an en-suite shower-room (with shower and washbasin). PEB A-.

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	€ 512.900	Living surface	85 m ²
Terrace surface	31 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	4	Available	bij oplevering
Construction year	2027	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	collective	Heating	hot air pump
Neighborhood	Free sight	Neighborhood	city
Cellar	✓	Elevator	✓
PEB	41 kW/m ²	PEB category	A
EPC code	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	✓
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