



€ 403.800 | OUDERGEM | REF. 6236454



TERRACE SURFACE

 12 m<sup>2</sup>


LIVING SURFACE

 64 m<sup>2</sup>


BEDROOMS

1



BATHROOMS

2

## MOONRISE located in Auderghem - 1 BEDROOM APARTMENT

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

AUDERGHEM - Victoire presents this beautiful one-bedroom apartment, located at the front of the building, with an east-facing terrace.

Entrance hall with separate toilet, beautiful living room, dining room with access to the terrace - Very well equipped kitchen, laundry/technical room - One large bedroom with access to the terrace, with en-suite shower room (with single washbasin). EPB B+ This project offers bright homes, all with terraces or outdoor spaces. Its strengths lie above all in its exceptional location, offering a balance between city and forest, at the gateway to 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	€ 403.800	Living surface	64 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Bedrooms	1
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	3
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	51 kW/m <sup>2</sup>	PEB category	B
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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