



€ 753.600 | OUDERGEM | REF. 6237042



TERRACE SURFACE

20 m²



LIVING SURFACE

119 m²



BEDROOMS

3



BATHROOMS

2

MOONRISE located in Auderghem - 3 BEDROOM APARTMENT + 2 TERRACES

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

AUDERGHEM - Victoire presents this attractive 3-bedroom penthouse apartment with 2 terraces.

Spacious entrance hall with coatroom, separate guest WC, 1 bathroom (with bathtub and double washbasin).

Beautiful living and dining room with access to the east-facing terrace at the front of the building, super-equipped open kitchen + utility/technical room. 1 front bedroom with access to the terrace and an en suite shower room (with shower, single washbasin and WC). The 2 other bedrooms have views to the rear. The master bedroom enjoys a south-facing terrace/loggia. 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	€ 753.600	Living surface	119 m ²
Terrace surface	20 m ²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	4
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	45 kW/m ²	PEB category	A
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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