



€ 495.000 | OUDERGEM | REF. 6310311



TERRACE SURFACE

43 m<sup>2</sup>



LIVING SURFACE

94 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Project ANTHEA, Val Duchesse/Souverain - 2 bedroom flat + terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

This luxurious new development, surrounded by greenery, is located on Boulevard du Souverain, opposite Parc de Val Duchesse, and comprises 48 units.

Victoire proposes you 2-bedroom ground floor corner flat overlooking the inside gardencourtyard and n nupharsstreet.

Nice entrance hall with checkroom and separate toilet

Large living room with access to the terrace + fully equipped kitchen with pantry

2 bedroom with access to the terrace as well.

1 bathroom - 1 separate toilet - 1 cellar included

Bright building, tree-lined gardens - superbly finished - luxurious interior fittings - minimal construction and consumption carbon footprint (solar panels will ensure electricity for the common areas, rainwater will be recovered for the common areas too).

1 large office space will be available on the first floor, while the basement includes 51 parking spaces (with charging station if required) and bicycle storage.

A sought-after, residential neighborhood with all the urban amenities you'd expect from your neighborhood within walking distance.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part.

Contact Victoire for details: 02 375 1010 - new@victoire.be.

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 495.000	Living surface	94 m <sup>2</sup>
Terrace surface	43 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	7
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
		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	✓
-----------	---

