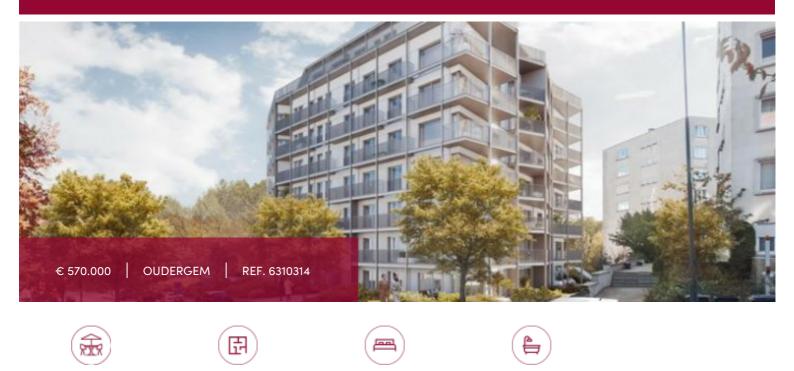


TERRACE SURFACE

14 m<sup>2</sup>

info@victoire.be +32 (0)2 375 10 10



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

# 💿 Boulevard du Souverain 360, 1160 Oudergem

LIVING SURFACE

91 m<sup>2</sup>

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

BEDROOMS

2

BATHROOMS

1

Victoire proposes you 2-bedroom 3rd floor flat, overlooking the inside gardencourtyard. Large South-West facing terrace. Beautiful entrance hall with checkroom – Living room with open-plan fitted kitchen 36,4 sg.m.

2 bedroom, 1 with access to the terrace - 1 bathroom with toilet. 1 separate WC - 1 utility/laundry room - 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.



info@victoire.be +32 (0)2 375 10 10

# Characteristics

### GENERAL

Туре	flat				
Price	€ 570.000				
Terrace surface	14 m <sup>2</sup>				
Bathrooms	1				
Floor	5				
Available	bij oplevering				
State	new				
Kitchen (type)	US hyper equipped				
Laundry room	~				
Neighborhood	quiet				
Cellar	~				
Double glass	~				

City	Oudergem 91 m²			
Living surface				
Bedrooms	2			
Parkings (indoor)	1			
Floors	7			
Construction year	2026			
Facades	2			
Toilets	2			
Heating (type)	individual			
Heating	hot air pump			
Neighborhood	residential area			
Elevator	~			
PEB	45 kW/m²			
PEB category	А			

#### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit Not announced	Elood prone area not located in flood area

## FINANCIAL

Under VAT		
$\checkmark$		



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