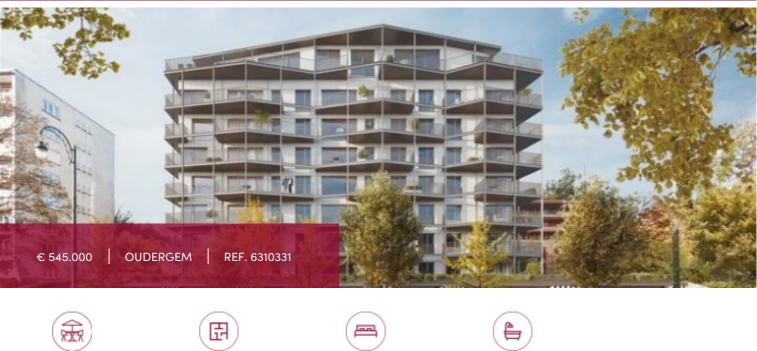


info@victoire.be +32 (0)2 375 10 10



TERRACE SURFACE



BEDROOMS 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 3rd floor flat, overlooking the inside gardencourtyard. Large South-West facing terrace. Beautiful entrance hall with checkroom - Living room with open-plan fitted kitchen 37.5 sq.m.

2 bedrooms, one with accès to the terrace - 1 full bathroom - 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.



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# Characteristics

#### GENERAL

flat	Type Price	
€ 545.000		
14 m <sup>2</sup>	Terrace surface	
1	Bathrooms	
3	Floor	
bij oplevering	Available	
new	State	
US hyper equipped	Kitchen (type)	
~	Laundry room	
quiet	Neighborhood	
~	Cellar	
~	Double glass	

City	Oudergem
Living surface	91 m <sup>2</sup>
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 Not announced	Summons and recovery claim Not announced	
Urban destination Not announced	Pre-emption right Not announced	
Subdivision permit Not announced	Elood prone area not located in flood area	

#### FINANCIAL

Under VAT		
$\checkmark$		



#### SELL SERVICE

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