

€ 1.250.000 | OUDERGEM | REF. 6310363



TERRACE SURFACE

 101 m<sup>2</sup>


LIVING SURFACE

 131 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3

## Project ANTHEA, Val Duchesse/Souverain - Penthouse 3 bedrooms + splendid terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

Victoire offers you this luxurious project surrounded by greenery, located on Boulevard du Souverain opposite the Val Duchesse Park, consisting of 48 units.

This 130 sq.m. 3-bedroom penthouse is beautifully installed on the 7th floor, facing WEST and overlooking the inner side of the residence and avenue des Nénuphars. It offers an entrance hall with checkroom and separate toilet, as well as the 1st bedroom with shower room - the living area with living room, dining room and beautiful, super-equipped open kitchen (+ technical area and laundry room), is also located at the front of the apartment; all this vast space is beautifully enhanced by the large terrace that surrounds the entire apartment. The night hall houses the other 2 bedrooms, including the master bedroom with en suite bathroom, shower room and separate toilet. Superbly finished, bright building - luxurious furnishings - minimal carbon footprint for construction and consumption (solar panels provide electricity for common areas, rainwater is also recovered for common areas), garden with trees. 1 large office space is available on the first floor and in the basement there are 51 parking spaces (with charging point if needed) and spaces for bikes.

A sought after residential area with all urban amenities within easy reach.

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


Contact our team : 02 375 1010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 1.250.000	Living surface	131 m <sup>2</sup>
Terrace surface	101 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	2
Parkings (indoor)	1	Floor	7
Floors	7	Available	bij oplevering
Construction year	2026	State	new
Kitchen (type)	US hyper equipped	Office	✓
Toilets	3	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	Free sight
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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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