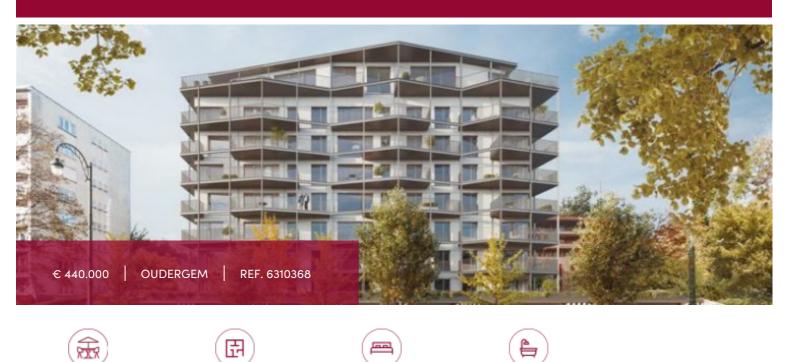


info@victoire.be +32 (0)2 375 10 10



# Project ANTHEA, Val Duchesse/Souverain - 1 bedroom flat + terrace

### Boulevard du Souverain 360, 1160 Oudergem

LIVING SURFACE

74 m<sup>2</sup>

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

BEDROOMS

1

BATHROOMS

1

Victoire proposes an attractive 1-bedroom apartment + 15 sq.m. west-facing terrace

View on the inside garden.

TERRACE SURFACE

15 m<sup>2</sup>

1 bedroom + 1 "en-suite" shower room

1 separate toilet - 1 utility/laundry room - 1 cellar included.

1 vast office space will be available on the below-ground floor, while the basement includes 51 parking spaces (with recharging stations if required) and bicycle parking spaces.

A sought-after, residential neighborhood with all the urban amenities you would expect.

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

Туре	flat	City
Price	€ 440.000	Living surface
Terrace surface	15 m <sup>2</sup>	Bedrooms
Bathrooms	1	Parkings (indoor)
Floors	7	Available
Construction year	2025	State
Kitchen (type)	US hyper equipped	Toilets
Laundry room	~	Heating (type)
		Heating
Neighborhood	quiet	Neighborhood
Cellar	~	Elevator
Double glass	~	PEB
		PEB category
EPC code	А	

City Oude	
Living surface	74 m <sup>2</sup>
Bedrooms	1
Parkings (indoor)	1
Available	bij oplevering
State	new
Toilets	1
Heating (type)	individual
Heating	hot air pump
Neighborhood	residential area
Elevator	✓
PEB	45 kW/m²
PEB category	A

#### MANDATORY INFO

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

FINANCIAL



#### SELL SERVICE

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