

€ 1.695.000 | OUDERGEM | REF. 6310381



TERRACE SURFACE

 105 m<sup>2</sup>


LIVING SURFACE

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

This 185 sqm 3-bedroom penthouse is beautifully located on the 7th floor, facing East and overlooking Boulevard du Souverain and Avenue des Nénuphars. The apartment features a beautiful entrance hall with checkroom and separate toilet, as well as the 1st bedroom with full en-suite bathroom and laundry room. The living area, with living room, dining room and beautifully equipped open kitchen (plus technical room and pantry), is at the front of the apartment; this large space is beautifully extended by the large terrace that surrounds almost the entire apartment. The night hall houses the 2 other bedrooms with adjoining shower rooms and a 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.

Verkoop onder registratierechten (12,5%) voor het grondgedeelte en onder BTW voor het bouwgedeelte.


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

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 1.695.000	Living surface	185 m <sup>2</sup>
Terrace surface	105 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	2
Parkings (indoor)	1	Floor	7
Floors	7	Available	bij oplevering
Construction year	2025	State	new
Kitchen (type)	US hyper equipped	Office	✓
Toilets	3	Laundry room	✓
Heating (type)	individual	Neighborhood	quiet
Neighborhood	Free sight	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	✓
-----------	---

