



€ 630.000 | BRUSSEL | REF. 6337489



TERRACE SURFACE

 18 m²


LIVING SURFACE

 130 m²


BEDROOMS

3



BATHROOMS

2

Project "UNIQ" in the heart of Brussels - New and ecological 3 BEDROOM apartments !

 **Quai au Foin 59-65, 1000
Brussel**

A11 - 130 sqm - 3 terraces totalising about 18 sqm

Splendid 3 bedroom flat in the courtyard with views over the inside garden .

Beautiful hall with cloakroom and a separate toilet, the living space including the fully equipped kitchen and the dining room benefits from an opening on 2 terraces.

The 3 bedrooms are on the other side of the flat, all have an access to the 3rd terrace.

1 shower room + WC adjoining the main bedroom, 1 separate bathroom, 1 technical room/laundry room complete this flat. (cellar and parking in extra).

The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A-.

Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %).

The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the Place Ste Catherine and its typical Brussels atmosphere, it's daily market, its many stores and restaurants.

Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance.


Contact us quickly to obtain all the details on this new exceptional construction.

Characteristics

GENERAL

| | | | |
|-------------------|----------------------|----------------|--------------------|
| Type | flat | City | Brussel |
| Price | € 630.000 | Living surface | 130 m ² |
| Terrace surface | 18 m ² | Bedrooms | 3 |
| Bathrooms | 1 | Shower rooms | 1 |
| Parkings (indoor) | 1 | Floor | 1 |
| Floors | 6 | Available | bij oplevering |
| Construction year | 2025 | State | new |
| Facades | 2 | Kitchen (type) | US hyper equipped |
| Toilets | 2 | Laundry room | ✓ |
| Heating (type) | individual | Heating | gas |
| Neighborhood | quiet | Neighborhood | city Center |
| Cellar | ✓ | Elevator | ✓ |
| PEB | 45 kW/m ² | 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 | ✓ |
|-----------|---|

