



€ 1.495.000 | BRUSSEL | REF. 6337509



TERRACE SURFACE

 69.5 m²


LIVING SURFACE

 197 m²


BEDROOMS

3



BATHROOMS

3

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

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

A61 - 197 sqm - large terrace of 69,5 sqm

Stunning 3 bedroom penthouse with a splendid terrace all around the apartment & perfectly oriented.

The living room, the dining room and the fully equipped kitchen + a pantry/technical room and a laundry room are at the front of the apartment.

The master bedroom has an access to the beautiful terrace, a full bathroom and a dressing room are also part of this private space.

The 2 other bedrooms are located at the rear enjoying the morning sun and the calm of the inside courtyard.

1 shower room, 1 separate toilet, 1 second full bathroom is adjacent to one of the bedrooms, 1 office space . (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 B+.

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	€ 1.495.000	Living surface	197 m ²
Terrace surface	69.5 m ²	Bedrooms	3
Bathrooms	2	Shower rooms	1
Parkings (indoor)	1	Floor	6
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	floor heating
Neighborhood	quiet	Neighborhood	city Center
Cellar	✓	Elevator	✓
PEB	46 kW/m ²	PEB category	B
EPC code	B		

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 ✓

