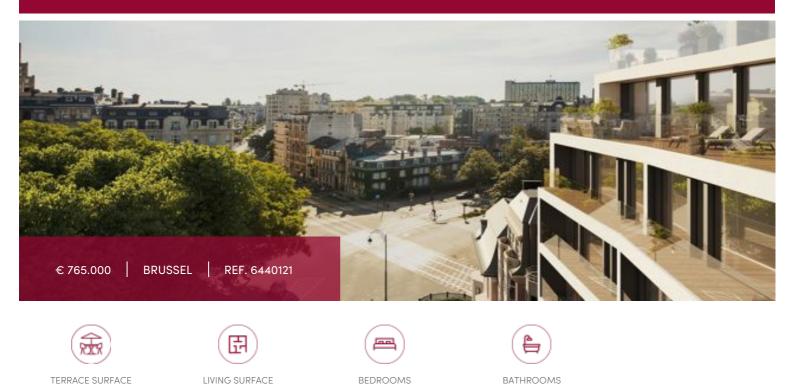


info@victoire.be +32 (0)2 375 10 10



Abbey of la Cambre - NEW 2 bedroom flat with a nice terras

Avenue Emile de Mot 19-21, 1000 Brussel

120 m²

13.3 m²

Victoire-Junot invites you to discover this beautiful 2 bedroom flat (119 sqm) with 2 terraces in the "METROPOLITAN" project, located opposite the splendid gardens of the Abbey of La Cambre.

2

2

Located on the 1st floor, with a balcony at the front, this apartment consists of a very attractive living room of 48 sqm with an super equipped open kitchen and dining area. The hall with a small vestaire leads to the private space at the rear. The 2 bedrooms (16 and 10 sqm²) have a bathroom (with bath, double sink and separate toilet) and a shower room (with single sink and shower) both en suite, and benefit from the south-facing terrace. A separate toilet and a utility/laundry room complete this property.

Designed with quality materials and equipment, this condominium guarantees to every apartment, optimum comfort while reducing the energy footprint with installations such as heatpumpsenergy, solar panels, triple glazing and a rainwater tank. Intermediate PEB A. Sale of the land subject to 12.5% registration tax and of the buildings subject to 21% VAT.

For your well-being, the project provides a yoga and sauna area on -1, perfect for relaxing. There will also be a bicycle storage area on the first floor. Cellars and parking spaces are also available at extra costs.



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Characteristics

GENERAL

Туре	flat			
Price	€ 765.000			
Terrace surface	13.3 m ²			
Bathrooms	2			
Floor	1			
Available	bij oplevering			
State	new			
Kitchen (type)	US hyper equipped			
Laundry room	~			
Neighborhood	quiet			
Cellar	~			
Double glass	~			
EPC code	А			

City	Brussel 120 m²			
Living surface				
Bedrooms	2			
Parkings (indoor)	1			
Floors	9			
Construction year	2025			
Facades	2			
Toilets	1			
Heating (type)	underfloor heating partially			
Heating	hot air pump			
Neighborhood	central			
Elevator	~			
PEB	45 kW/m²			
PEB category	А			

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	Elood prone area not located in flood area	

FINANCIAL

Under VAT		
\checkmark		

SELL SERVICE





