



€ 838.000 | BRUSSEL | REF. 6442103



TERRACE SURFACE

 9.8 m²


LIVING SURFACE

 133 m²


BEDROOMS

2



BATHROOMS

2

Abbey of la Cambre - NEW 2 bedroom flat with 2 terrasses

 **Avenue Emile de Mot 19-21, 1000
Brussel**

Victoire-Junot invites you to discover this beautiful 2 bedroom flat (133 sqm) with 2 terraces in the "METROPOLITAN" project, located opposite the splendid gardens of the Abbey of La Cambre.

Located on the 2nd 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 vestiaire leads to the private space at the rear. The 2 bedrooms, the master one with a dressing (29 and 11 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 second separate toilet and a utility/laundry room complete this property.

Designed with quality materials and equipment, this condominium guarantees to each flat an 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.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 838.000	Living surface	133 m ²
Terrace surface	9.8 m ²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	2	Floors	9
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	underfloor heating partially
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	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	✓
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