



€ 405.000 | BRUSSEL | REF. 6442113



TERRACE SURFACE

 11 m<sup>2</sup>


LIVING SURFACE

 57 m<sup>2</sup>


BATHROOMS

1

## Abbey of la Cambre - NEW STUDIO with a nice terrace

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

Victoire-Junot invites you to discover this beautiful 56,8 sqm<sup>2</sup> STUDIO with large terraces in the "METROPOLITAN" project, located opposite the splendid gardens of the Abbey of La Cambre.

Located on the third floor, at the rear of the project, on the inner courtyard, it features a hall with checkroom, followed by a beautiful living room with a super-equipped, open-plan kitchen, and a separate sleeping corner opening onto the large, quiet terrace. This studio is completed by a large shower room (with a shower, a separate toilet and a single washbasin), a storage area and a laundry/technical room.

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.

## Characteristics

### GENERAL

Type	flat	City	Brussel
Price	€ 405.000	Living surface	57 m <sup>2</sup>
Terrace surface	11 m <sup>2</sup>	Bathrooms	1
Parkings (indoor)	1	Floor	3
Floors	9	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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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