



€ 1.410.000 | BRUSSEL | REF. 6442430



TERRACE SURFACE

 23.3 m²


LIVING SURFACE

 184 m²


BEDROOMS

3



BATHROOMS

2

Abbey of la Cambre - NEW 3 bedroom flat with 2 terrasses

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

Victoire-Junot invites you to discover this beautiful 184 sq.m. apartment with 2 terraces in the "METROPOLITAN" project, located opposite the splendid gardens of Abbaye de la Cambre.

Situated on the 6th floor with a balcony to the front offering a stunning view over Brussels, this apartment features a beautiful 63.6 sq.m. living room with a super-equipped open-plan kitchen and dining area, and a 2nd 17.2 sq.m. lounge/ study area. The hall with a small checkroom, and access to the laundry room, leads to the private space at the rear.

The master bedroom with dressing room (18.3 sq.m.) has a large bathroom (with bath, shower, double washbasin and separate toilet). The other 2 bedrooms (each 9.8 sq.m.) share a shower room (with double washbasin, WC and shower). All 3 bedrooms benefit from access to the south-facing, quiet terrace. A separate guest toilet and utility room complete this splendid apartment.

Designed with quality materials and equipment, this new condominium guarantees to every flat 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 ground floor. Cellars and parking spaces are also available at extra costs.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 1.410.000	Living surface	184 m ²
Terrace surface	23.3 m ²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	6	Floors	9
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Office area	17.2 m ²
Toilets	3	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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