



€ 1.650.000 | BRUSSEL | REF. 6442567



TERRACE SURFACE

 57.4 m<sup>2</sup>


LIVING SURFACE

 182 m<sup>2</sup>


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 exceptional 181,6 sq.m. penthouse with 2 terraces in the "METROPOLITAN" project, located opposite the splendid gardens of Abbaye de la Cambre. Situated on the 8th floor with a large terrace to the front offering a stunning view over Brussels, this apartment features as follows : the elegant entrance hall welcomes you with a checkroom area, a guest WC, and is leading you on to the 59.3 sqm living area including the living room, dining room and super-equipped open-plan kitchen. The whole is prolonged by a pleasant large terrace of 45.7 sq.m.

A second hall leads to the private part of the apartment with a laundry/technical room, a beautiful shower room (with WC, shower and single washbasin), 2 beautiful bedrooms (14.1 and 12.3 sq.m.) and the master bedroom (16.1 sq.m.) with a dressing room (5.9 sq.m.) and a large bathroom (with WC, double washbasin, bath and shower). All 3 bedrooms have access to the second south-facing terrace (11.7 m<sup>2</sup>).

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	€ 1.650.000	Living surface	182 m <sup>2</sup>
Terrace surface	57.4 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	8	Floors	9
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	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 <sup>2</sup>
		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	✓
-----------	---

