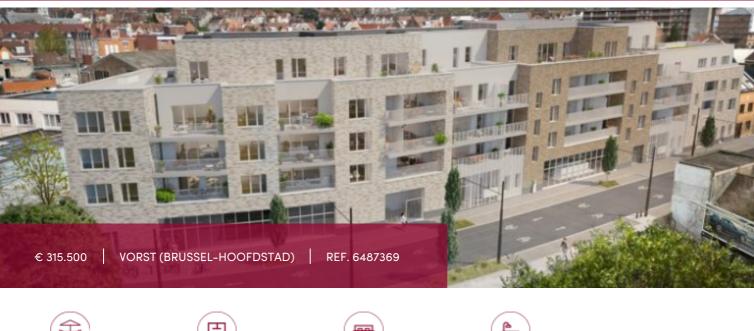


info@victoire.be +32 (0)2 375 10 10



TERRACE SURFACE



BEDROOMS

1



# Discover GREEN FOREST - 1 bedroom flat + terrace

#### Chaussée de Neerstalle 184, 1190 Vorst (Brussel-Hoofdstad)

1-bedroom apartment on 3rd floor, 66 m<sup>2</sup> - located in the last part of the project - view to the front. Entrance hall with separate toilet and utility room.

Super-equipped open-plan kitchen opening onto the living area with lounge and dining room – extended by a 10 m<sup>2</sup> terrace. 1 bedroom with balcony, closet space, office area and en suite shower room with washbasin.

Storage room and parking available at an additional cost + charging station available at an additional cost.

The project, situated on chaussée de Nerstalle and rue Auguste Lumière, will benefit from a splendid inner garden, a veritable peaceful green oasis that will offer residents calm and relaxation. The municipal park is just 2 steps away, as are sports clubs (field hockey and soccer), schools and all types of transport (streetcar, bus, train and bike), the entrance to the west ring road and a large shopping center. A multitude of assets that will guarantee a perfect balance between an active lifestyle and a pleasant daily life.

Make the most of this new development for your future home, in a neighborhood that is undergoing a metamorphosis and is livable for all.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part+ rebate (subject to conditions). Delivery scheduled for summer 2026.

Contact us for a project presentation - 02 375 1010 / new@victoire.be



# Characteristics

### GENERAL

Туре	flat	City
Price	€ 315.500	Living s
Terrace surface	10 m <sup>2</sup>	Bedroo
Bathrooms	1	Parking
Floor	3	Floors
Available	bij oplevering	Constru
State	new	Facade
Kitchen (type)	US hyper equipped	Toilets
Laundry room	~	Heating
		Heating
Neighborhood	central	Neighbo
Cellar	~	Elevato
Double glass	~	PEB
		PEB cat
EPC code	В	

City	Vorst (Brussel-Hoofdstad)		
Living surface	66 m <sup>2</sup>		
Bedrooms	1		
Parkings (indoor)	1		
Floors	4		
Construction year	2026		
Facades	2		
Toilets	1		
Heating (type)	individual		
Heating	hot air pump		
Neighborhood	central		
Elevator	~		
PEB	46 kW/m²		
PEB category	В		

#### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit Not announced	Elood prone area not located in flood area

## FINANCIAL

Under VAT		
$\checkmark$		



### SELL SERVICE

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

