



€ 614.000 | VORST (BRUSSEL-HOOFDSTAD) | REF. 6487417



TERRACE SURFACE

60 m<sup>2</sup>



LIVING SURFACE

124 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

4

## Discover GREEN FOREST - 2 bedroom flat + terrace

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

3-bedroom penthouse crossing - 2 beautiful front and rear terraces

Beautiful 3-bedroom apartment on the 4th and top floor with a classic, efficient layout.

Entrance hall with checkroom and guest WC and access to the front terrace.

The living space is very bright as it takes advantage of the 2 terraces, with the living room at the front and the super-equipped kitchen and dining room at the rear.

The night hall houses the 3 bedrooms. The master bedroom has its own bathroom with double sinks, 1 WC and 1 shower, while the other 2 bedrooms share the second bathroom (+ 1 WC and single sink). 2 of the 3 bedrooms also have access to the rear terrace. A utility/technical room completes this property.

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

Type	flat	City	Vorst (Brussel-Hoofdstad)
Price	€ 614.000	Living surface	124 m <sup>2</sup>
Terrace surface	60 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Shower rooms	2
Parkings (indoor)	1	Floor	4
Floors	4	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	central	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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