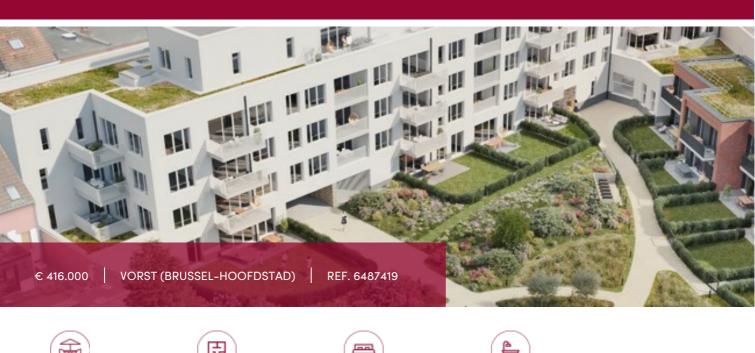


info@victoire.be +32 (0)<u>2 375 10 10</u>



TERRACE SURFACE



97 m<sup>2</sup>

BEDROOMS

2



# Discover GREEN FOREST - 2 bedroom flat + terrace

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

97 sq. m. 2-bedroom apartment on the 3rd floor, with a beautiful 14 sq. m. terrace at the front.

The entrance hall with small wardrobe leads to the 1st bedroom - with adjacent shower room - and to the spacious, bright living room, which includes the excellently equipped open kitchen and dining room. The terrace is a pleasant extension of this wonderful space. The second part of the flat consists of the night hall with 1 separate toilet, a utility/technical room and the master bedroom that forms a private space with a bathroom with bathtub and 1 sink. This bedroom has a balcony overlooking the interior of the island. 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



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

# Characteristics

### GENERAL

	flat € 416.000			
€ 4				
surface	14 m <sup>2</sup>			
ms	2			
	3			
e bij ople	bij oplevering			
	new			
(type) US hyper equ	uipped			
room	~			
rhood	central			
	~			
glass	~			

City	Vorst (Brussel-Hoofdstad)		
Living surface	97 m <sup>2</sup>		
Bedrooms	2		
Parkings (indoor)	1		
Floors	4		
Construction year	2026		
Facades	2		
Toilets	2		
Heating (type)	individual		
Heating	hot air pump		
Neighborhood	central		
Elevator	~ ~		
PEB	45 kW/m²		
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	Elood prone area not located in flood area	

## FINANCIAL

Under VAT		
$\checkmark$		



#### SELL SERVICE

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

