



€ 685.000 | ELSENE | REF. 6601974



TERRACE SURFACE

 7 m²


LIVING SURFACE

 130 m²


BEDROOMS

3



BATHROOMS

1

Luxembourg/Flagey district, “EUROCROWN” Project - 3 bedroom apartment + terras

 **Rue du Trône 176, 1050 Elsene**

In the “EUROCROWN” project - a fantastic metamorphosis of a beautiful old building, Victoire-JUNOT this beautiful apartment provides a surface area of ± 130 sqm + 7sqm terrace. Located on the 3rd floor, it features the following layout: Entrance hall with guest WC, spacious, light-filled reception rooms with access to the 7sqm terrace with lovely open views; fully-equipped kitchen, 3 bedrooms including a master suite with dressing room and shower room (with single washbasin and WC), 2 further bedrooms and an additional shower room (with single washbasin), utility room. The complex is a highly successful blend of contemporary architecture and the latest construction techniques, in compliance with 2025 energy standards. Your daily comfort will be assured by underfloor heating, heat pumps powered by photovoltaic panels, and ultra-efficient “ENERGY” windows (Wood & PVC). The kitchen and bathroom fittings have been carefully selected in an elegant, “urban chic” style.

The building has no parking facilities, but each apartment has a cellar and one or two bicycle parking spaces.

You'll enjoy an ideal location, between Luxembourg Square and the lively Place Flagey district.


Sale subject to registration fees (12.5%).

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 685.000	Living surface	130 m ²
Terrace surface	7 m ²	Bedrooms	3
Bathrooms	1	Floor	3
Floors	4	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m ²
EPC code	B	PEB category	B

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

