



€ 725.000 | BRUSSEL | REF. 6627918



TERRACE SURFACE

13.3 m²



LIVING SURFACE

114 m²



BEDROOMS

2



BATHROOMS

2

"GEM" Project - Royal Palace neighborhood - 2 bedroom flat + terrace

 **Rue de la Pépinière 16-32, 1000
Brussel**

Victoire-Junot proposes this 113.5 sq.m. 2-bedroom apartment on the 1st floor with terrace, in the upscale "GEM" real estate project located rue de la Pépinière, next to the Palais Royal gardens. It features :

Attractive entrance hall with a small space for checkroom, which opens onto the large living room with dining area and super-equipped open kitchen (with a laundry/technical room) and access to the beautiful terrace.

Night hall - with 1 separate toilet, 1 shower room (with shower and single washbasin), 2 bedrooms of 17 and 14.2 sq.m. The master bedroom has its own bathroom (with bath, double washbasin and WC). Cellar included and parking mandatory at extra cost. EPC A- to B+.

This prestigious area is a place steeped in history and charm, offering a unique blend of tradition and quality modern living, where life on foot has taken off in a big way.

To the rear, in perfect harmony with the natural elements used for the construction, a private garden offers greenery, space and freshness, welcome in the heart of the city !


Sale under registration tax of 12.5%. Delivery scheduled for summer 2027.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 725.000	Living surface	114 m ²
Terrace surface	13.3 m ²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	6
Available	bij oplevering	Construction year	2027
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
		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

