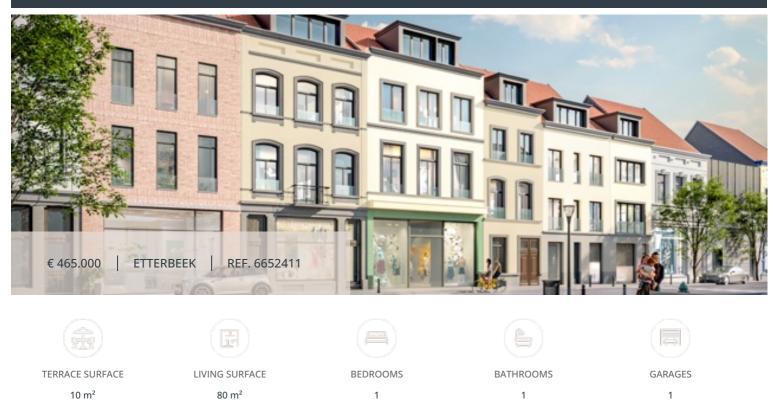


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# JOURDAN SQUARE - Ground floor 1 bedroom flat with terrace and garden

### Rue de l'Etang 107-121, 1040 Etterbeek

Victoire-Junot is pleased to present this exclusive 30-unit project, a new living experience full of character, located in Etterbeek, in the immediate vicinity of the European Quarter.

This apartment features as follows :

Entrance hall with small checkroom area, separate WC, utility room and laundry room. 1 very nice bedroom with en suite shower room, with view and access to the garden. The lovely living room with open-plan kitchen, sitting and dining area, extended by the terrace and garden. Cellar included.

Sustainable building materials, attractive landscaping of the inner courtyards, excellent energy performance for the ensemble. The Place Jourdan district stands out for its convivial atmosphere and quality of life, enhanced by the green spaces of Parc Léopold and Jardins Louis Hap, as well as by its quality and wide range of shops. When it comes to culture, you're just a stone's throw from museums, theaters and leading schools.

This project is designed by the developer Propintra SA and the architectural firm NEST ARCHITECTS (a collaboration rewarded by some very fine recent projects in Brussels).

Whether as for living or a rental investment, this project is an unique opportunity in this pleasant commune of Brussels. Delivery is scheduled for the end of 2027.



# Characteristics

#### GENERAL

Etterbeek	City	flat	Туре
80 m²	Living surface	€ 465.000	Price
1	Bedrooms	10 m <sup>2</sup>	Terrace surface
1	Garages	1	Bathrooms
1	Parkings	1	Parkings (indoor)
bij oplevering	Available	3	Floors
New	State	2027	Construction year
2	Facades	47 m <sup>2</sup>	Garden surface
1	Toilets	US hyper equipped	Kitchen (type)
underfloor heating partially	Heating (type)	V.	Laundry room
hot air pump	Heating	H	
quiet	Neighborhood	central	Neighborhood
<i>V</i>	Double glass	<i>V</i>	Cellar
A	PEB category	45 kW/m <sup>2</sup>	PEB
		A	EPC code

## 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	Flood prone area Not announced

# FINANCIAL

Under	VAT
1000	



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