

€ 479.500 | ETTERBEEK | REF. 6658653



LIVING SURFACE

 86 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## JOURDAN SQUARE - 2 bedroom flat

 **Rue de l'Orient 50-52, 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 2 bedroom flat has the following layout:

Entrance into the living area and immediate access to the night hall with separate toilet, utility/technical room and shower room (with shower and sink), leading to the 2 bedrooms at the rear of the flat. The beautiful living space overlooking the Orient Street on the SOUTH side consists of a super equipped kitchen, dining room and living room. Basement 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 a unique opportunity in this pleasant commune of Brussels. Delivery is scheduled for the end of 2027.

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 479.500	Living surface	86 m <sup>2</sup>
Bedrooms	2	Bathrooms	1
Parkings (indoor)	1	Floor	2
Floors	3	Available	bij oplevering
Construction year	2027	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	central	Neighborhood	quiet
Cellar	✓	Double glass	✓
PEB	45 kW/m <sup>2</sup>	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	potential flood area

### FINANCIAL

