



€ 735.000 | ETTERBEEK | REF. 6692853



TERRACE SURFACE

 43 m<sup>2</sup>


LIVING SURFACE

 137 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1

## Montgomery area - NEW 2 bedroom flat + terrace on the roof

 **Rue des Aduatiques 119-121, 1040 Etterbeek**

Etterbeek: Just a few steps from Square Montgomery and its shops, schools, metro, ring road and airport, superb new penthouse with roof top, on the 4th floor of a small condominium with lift. It has a floor area of approximately 137sqm, a 37sqm roof top and a 5 sqm balcony. It comprises a hall, reception room, balcony access, super-equipped open-plan kitchen, night hall, 2 bedrooms, bathroom and separate WC. Cellar required (€4,000). Individual gas-fired dual-flow boiler. Solar panels for communal electricity. PEB A. Sale under VAT regime

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 735.000	Living surface	137 m <sup>2</sup>
Terrace surface	43 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Floor	4
Floors	4	Available	vanaf akte
Construction year	2024	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	central	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	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	 Flood prone area	not located in flood area

### FINANCIAL

Under VAT	✓
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