

€ 525.000 | BRUSSEL | REF. 6791283



TERRACE SURFACE

8.4 m<sup>2</sup>



LIVING SURFACE

78 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## "GEM" Project - Royal Palace neighborhood - 1 bedroom flat + terrace

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

Victoire-Junot proposes this 75 sq.m. 1-bedroom apartment with terrace, on the front 4th floor, in the upscale "GEM" real estate project located rue de la Pépinières, next to the Palais Royal gardens. It features :

An Attractive entrance hall with guest WC, and checkroom area opening onto the pleasantly bright living room, with dining area and a separate super-equipped kitchen. These 2 rooms are pleasantly extended by the 8.4 sq. m. SOUTH-facing terrace; the 14.1 sq. m. bedroom has an en suite shower room (with single washbasin and shower) and a laundry room adjoining this shower room. 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, relaxing spaces 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	€ 525.000	Living surface	78 m²
Terrace surface	8.4 m²	Bedrooms	1
Bathrooms	1	Parkings (indoor)	1
Floor	4	Floors	6
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
		PEB category	A
EPC code	A		

## MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

## FINANCIAL

