



TERRACE SURFACE

 13.3 m<sup>2</sup>


LIVING SURFACE

 120 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## Abbey of la Cambre - NEW 2 bedroom flat with a nice terras

📍 Avenue Emile de Mot 19-21, 1000 Brussel

Victoire-Junot invites you to discover this beautiful 2 bedroom flat (119 sqm) with 2 terraces in the "METROPOLITAN" project, located opposite the splendid gardens of the Abbey of La Cambre.

Located on the 1st floor, with a balcony at the front, this apartment consists of a very attractive living room of 48 sqm with an super equipped open kitchen and dining area. The hall with a small vestaire leads to the private space at the rear. The 2 bedrooms (16 and 10 sqm<sup>2</sup>) have a bathroom (with bath, double sink and separate toilet) and a shower room (with single sink and shower) both en suite, and benefit from the south-facing terrace. A separate toilet and a utility/laundry room complete this property.

Designed with quality materials and equipment, this condominium guarantees to every apartment, optimum comfort while reducing the energy footprint with installations such as heatpumpsenergy, solar panels, triple glazing and a rainwater tank. Intermediate PEB A. Sale of the land subject to 12.5% registration tax and of the buildings subject to 21% VAT.

For your well-being, the project provides a yoga and sauna area on -1, perfect for relaxing. There will also be a bicycle storage area on the first floor. Cellars and parking spaces are also available at extra costs.

## Characteristics

### GENERAL

Type	flat	City	Brussel
Price	€ 765.000	Living surface	120 m <sup>2</sup>
Terrace surface	13.3 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	9
Available	vanaf akte	Construction year	2025
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	underfloor heating partially
Neighborhood	quiet	Heating	hot air pump
Cellar	✓	Neighborhood	central
Double glass	✓	Elevator	✓
EPC code	A	PEB	20 kW/m <sup>2</sup>
		PEB category	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

Under VAT
✓

