



€ 595.000 | ELSENE | REF. 7001635



TERRACE SURFACE

7 m²



LIVING SURFACE

107 m²



BEDROOMS

2



BATHROOMS

2

Luxembourg/Flagey district, "EUROCROWN" Project - 2 bedroom penthouse + terrace

 Rue du Viaduc 114, 1050 Elsene

In the "EUROCROWN" project - a fantastic metamorphosis of a beautiful old building, Victoire-JUNOT proposes this beautiful penthouse with a surface area of \pm 107 sq.m. + 7 sq.m. terrace. Located on the top floor, the apartment is composed as follows: Entrance hall with guest toilet, spacious bright reception room giving access to the terrace with a beautiful unobstructed view, fully-equipped open kitchen, 2 bedrooms, each with its own shower room, laundry/utility room. The complex is a highly successful blend of contemporary architecture and the latest construction techniques, in compliance with 2025 energy standards. Your daily comfort will be assured by underfloor heating, heat pumps powered by photovoltaic panels, and ultra-efficient "ENERGY" windows. The kitchen and bathroom fittings have been carefully selected in an elegant, "urban chic" style. The building has no parking facilities, but each apartment has a cellar and one or two bicycle parking spaces. You'll enjoy an ideal location, between Luxembourg Square and the lively Place Flagey district. Sale subject to VAT (21%) as this is a new additional floor.

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 595.000	Living surface	107 m ²
Terrace surface	7 m ²	Bedrooms	2
Bathrooms	2	Floor	4
Floors	4	Available	bij oplevering
Construction year	2025	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
EPC code	A	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
✓

