



€ 1.600.000 | BRUSSEL | REF. 7045282



TERRACE SURFACE

55 m²



LIVING SURFACE

210 m²



BEDROOMS

3



BATHROOMS

2

Stunning 3-Bedroom Apartment with Terraces and Parking Spaces

 **1000 Brussel**

Victoire -Junot offers you a stunning 3-Bedroom Apartment, located in a historic building – the former headquarters of CGER – combining classical charm with modern luxury. An ideal choice for high-end living in the city center.

The building has undergone a complete renovation in line with recent energy standards. Boasting high ceilings, the apartment offers a great sense of space, exceptional natural light, and breathtaking views over Brussels through its large bay windows. High-quality materials and finishes throughout, including numerous built-in Camber closets and made-to-measure blinds.

Offering a surface area of approximately 210 sqm, the apartment is laid out as follows: a ± 75 sqm living room, fully equipped Bulthaup kitchen, master bedroom with en-suite bathroom, two additional bedrooms, a second bathroom, and a home office. Terraces totaling ± 55 sqm surround the apartment.

Two mandatory parking spaces (€75,000) and a cellar.


Located just steps from the Grand Place and Central Station. EPC rating: C+.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 1.600.000	Living surface	210 m²
Terrace surface	55 m²	Bedrooms	3
Bathrooms	2	Parkings (indoor)	2
Floor	5	Floors	6
Available	vanaf akte	Construction year	1934
State	Very good state	Facades	3
Kitchen (type)	hyper equipped	Office	✓
Office area	7 m²	Toilets	3
Laundry room	✓	Heating (type)	collective
		Heating	condensation
Neighborhood	city Center	Neighborhood	commercial environment
Cellar	✓	Elevator	✓
PEB	98 kW/m²	PEB category	C

MANDATORY INFO

Building permit License issued	Summons and recovery claim No judicial remedial measure or administrative measure imposed
Urban destination living zone	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit Subdivision permit	 Flood prone area Not announced

FINANCIAL

Property tax 3187 €

