



TERRACE SURFACE

 55.5 m<sup>2</sup>


LIVING SURFACE

 125 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## New Project ANTHEA - 3 bedroom flat + terrace

📍 **Boulevard du Souverain 360, 1160 Oudergem**

This new luxurious project, surrounded by greenery, is located on Boulevard du Souverain, opposite Val Duchesse Park, and comprises 48 units.

Victoire-JUNOT proposes here this large corner ground floor apartment with terrace, garden, and view on the front of the building; it is presented as follows:

1 spacious entrance hall with cloakroom, 1 separate toilet, and technical room/laundry room.

Beautiful living room of 39.7 m<sup>2</sup> with southeast-facing terrace surrounding the apartment.

1 open, fully equipped kitchen.

1 large bedroom of 17.2 m<sup>2</sup> with dressing room and complete en-suite bathroom.

2 other bedrooms (11.4 and 12.9 m<sup>2</sup>).

1 shower room.

The developer BesixRed will be responsible for this METAMORPHOSIS, which will offer immediately interesting advantages such as real beautiful spaces for some units, not to mention the preservation of the existing structure and facade elements that will limit the carbon footprint as well as the duration of the construction site.

The entrance to the building will be via Avenue des Nénuphars, quieter and on the ground floor. The location of this project, in the pleasant municipality of Auderghem, is ideal, close to Woluwe parks, the Rouge-Cloître estate, urban activities, schools, and the Cultural Centre.

SALE UNDER REGISTRATION DUTY 12.5% for the land and UNDER VAT for the construction.

Contact Victoire for any details: 02 375 1010 – new@victoire.be.

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 795.000	Living surface	125 m <sup>2</sup>
Terrace surface	55.5 m <sup>2</sup>	Bedrooms	3
Shower rooms	2	Parkings (indoor)	1
Floors	7	Available	bij oplevering
Construction year	2026	State	New
Garden surface	55.7 m <sup>2</sup>	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
Neighborhood	central	Heating	hot air pump
Cellar	✓	Neighborhood	woods
PEB	45 kW/m <sup>2</sup>	Elevator	✓
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

