



€ 605.000 | OUDERGEM | REF. 7198292



TERRACE SURFACE

24 m²



LIVING SURFACE

94 m²



BEDROOMS

2



BATHROOMS

1

Project ANTHEA, Val Duchesse/Souverain - 2 bedroom flat + terrace

 Boulevard du Souverain 360, 1160 Oudergem

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

Victoire proposes you 2-bedroom 5th floor corner flat overlooking the inside garden courtyard and the nénupharsstreet.

Nice entrance hall with checkroom and separate toilet - Large living room with access to the terrace + fully equipped kitchen with pantry

2 bedrooms with access to the second side terrace as well. 1 bathroom with toilet - 1 separate toilet - 1 cellar included

Bright building, superbly finished - luxurious interior fittings - minimal construction and consumption carbon footprint (solar panels will ensure electricity for the common areas, rainwater will be recovered for the common areas too) beautiful tree-lined gardens.

1 large office space will be available on the first floor, while the basement includes 51 parking spaces (with charging station if required) and bicycle storage.

A sought-after, residential neighborhood with all the urban amenities you'd expect from your neighborhood within walking distance.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part.

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

Characteristics

GENERAL

Type	flat	City	Oudergem
Price	€ 605.000	Living surface	94 m ²
Terrace surface	24 m ²	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	5	Floors	7
Available	bij oplevering	Construction year	2025
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
Neighborhood	quiet	Heating	floor heating
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
EPC code	A	PEB	45 kW/m ²
		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
✓

