

€ 1.049.000 | BRUSSEL | REF. 7274154



TERRACE SURFACE

30.8 m²



LIVING SURFACE

164 m²



BEDROOMS

3



BATHROOMS

3

"GEM" Project - Royal Palace neighborhood - 3 bedroom flat + terrace

Rue de la Pépinière 16-32, 1000 Brussel

Victoire-Junot proposes this spacious 3-bedroom, 164 sq.m. 2nd floor apartment with 2 terraces, in the upscale "GEM" real estate project located on rue de la Pépinières, next to the Palais Royal gardens. It features : A nice entrance hall with checkroom and guest WC. It opens onto a large living room with dining area and fully-equipped open kitchen, followed by the utility/technical room. The whole is extended by a pleasant terrace overlooking the inner garden. The first large bedroom (15.4 sq.m.) is located at the rear as well, enjoys a cosy bathroom with double washbasin and WC, also overlooking the garden. The night hall leads to the other 2 bedrooms (16.1 and 17.9 sq.m.), both with en suite shower rooms with shower, single washbasin and 1 with additional WC. Cellar included and parking mandatory at extra cost. EPC A- to B+.





This prestigious area is a place steeped in history and charm, offering a unique blend of tradition and quality modern living, where life on foot has taken off in a big way.

To the rear, in perfect harmony with the natural elements used for the construction, a private garden offers greenery, space and freshness, welcome in the heart of the city !


Sale under registration tax of 12.5%. Delivery scheduled for summer 2027.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 1.049.000	Living surface	164 m ²
Terrace surface	30.8 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	1
Floor	2	Floors	6
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room		Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	central
Cellar		Elevator	
Double glass		PEB	45 kW/m ²
		PEB category	A
EPC code	A		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area not located in flood area

FINANCIAL

