



€ 725.000 | BRUSSEL | REF. 7274190



TERRACE SURFACE

13.3 m²



LIVING SURFACE

114 m²



BEDROOMS

2



BATHROOMS

2

"GEM" Project - Royal Palace neighborhood - 2 bedroom flat + terrace

 **Rue de la Pépinière 16-32, 1000 Brussel**

Victoire-Junot proposes this 113.5 sq.m. 2-bedroom apartment on the 1st floor with terrace, in the upscale "GEM" real estate project located rue de la Pépinière, next to the Palais Royal gardens. It features :

Attractive entrance hall with a small space for checkroom, which opens onto the large living room with dining area and super-equipped open kitchen (with a laundry/technical room) and access to the beautiful terrace (with view on the greenery and benefiting from the afternoon sun).

Night hall - with 1 separate toilet, 1 shower room (with shower and single washbasin), 2 bedrooms of 17 and 14.2 sq.m. The master bedroom has its own bathroom (with bath, double washbasin and 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
Price	€ 725.000
Terrace surface	13.3 m²
Bathrooms	2
Floor	1
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	A

City	Brussel
Living surface	114 m²
Bedrooms	2
Parkings (indoor)	1
Floors	6
Construction year	2027
Facades	2
Toilets	2
Heating (type)	individual
Heating	gas
Neighborhood	central
Elevator	✓
PEB	45 kW/m²
PEB category	A

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

