

€ 744.500 | ETTERBEEK | REF. 7279101



TERRACE SURFACE

13 m<sup>2</sup>



LIVING SURFACE

135 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## JOURDAN SQUARE - 3 bedroom flat + terrace

 **Rue de l'Orient 50-52, 1040 Etterbeek**

Victoire-Junot is pleased to present this exclusive 30-unit project, a new living experience full of character, located in Etterbeek, in the immediate vicinity of the European Quarter.

This exceptional 3-bedroom through-apartment, with entrance on rue de l'Orient, is as follows:

Entrance hall with separate toilet leading on one side to 2 of the 3 bedrooms, each with a small dressing area; they share a bathroom (with bath and single washbasin). The second part of the apartment is just a few steps down, and includes a fully equipped kitchen with en-suite pantry/utility room. The living room and dining room open onto the inner block and are extended by the terrace, overlooking a green roof. A 3rd bedroom with shower room (with shower, WC and single washbasin) completes this bright, spacious apartment. A cellar is included in the price.

Sustainable building materials, attractive landscaping of the inner courtyards, excellent energy performance for the ensemble. The Place Jourdan district stands out for its convivial atmosphere and quality of life, enhanced by the green spaces of Parc Léopold and Jardins Louis Hap, as well as by its quality and wide range of shops. When it comes to culture, you're just a stone's throw from museums, theaters and leading schools.

This project is designed by the developer Propintra SA and the architectural firm NEST ARCHITECTS (a collaboration rewarded by some very fine recent projects in Brussels).


Whether as for living or a rental investment, this project is an unique opportunity in this pleasant commune of Brussels. Delivery is scheduled for the end of 2027.

# Characteristics

## GENERAL

|                 |                   |                   |                              |
|-----------------|-------------------|-------------------|------------------------------|
| Type            | flat              | City              | Etterbeek                    |
| Price           | € 744.500         | Living surface    | 135 m²                       |
| Terrace surface | 13 m²             | Bedrooms          | 3                            |
| Bathrooms       | 2                 | Parkings (indoor) | 1                            |
| Floor           | 1                 | Floors            | 3                            |
| Available       | bij oplevering    | Construction year | 2027                         |
| State           | New               | Facades           | 2                            |
| Kitchen (type)  | US hyper equipped | Toilets           | 1                            |
| Laundry room    | ✓                 | Heating (type)    | underfloor heating partially |
|                 |                   | Heating           | hot air pump                 |
| Neighborhood    | central           | Neighborhood      | quiet                        |
| Cellar          | ✓                 | Double glass      | ✓                            |
| PEB             | 85 kW/m²          | PEB category      | B                            |
| EPC code        | B-                |                   |                              |

## 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      | potential flood area   |

## FINANCIAL

|           |
|-----------|
| Under VAT |
| ✓         |

