



€ 4.300 | ELSENE | REF. 7281015



TERRACE SURFACE

8 m²



LIVING SURFACE

250 m²



BEDROOMS

3



BATHROOMS

2



GARAGES

1

Flat at Elsene

📍 **Chaussée de Waterloo 496 D/2/1, 1050 Elsene**

Presented by Maia Zinchenko Tel : 0473/36.58.05 ou maia.zinchenko@victoire.be

Victoire-Junot presents: Ixelles, in a prestigious building set back from the Chaussée de Waterloo (very quiet), a stone's throw from Place Brugmann and the Châtelain, a superb 250 sq m apartment in perfect condition with luxurious finishes, comprising a very large living room, a splendid fully equipped open-plan kitchen, 3 bedrooms, 1 bathroom, 1 high-quality shower room, an office, a lovely covered terrace, elevator, and cellar. A superb spa complex is available to residents: indoor pool, hammam, and sauna. Mandatory parking: + €200. Excellent Energy Performance Certificate (EPC): B.

Discover at Victoire - Junot - www.victoire.be - Tel: 02 375 10 10

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 4.300	Living surface	250 m ²
Terrace surface	8 m ²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Garages	1	Floor	2 G
Floors	4	Available	onmiddellijk
Construction year	2014	State	Very good state
Facades	2	Kitchen (type)	hyper equipped
Office	✓	Toilets	3
Heating (type)	collective	Laundry room	✓
Neighborhood	city	Heating	floor heating
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
		PEB	90 kW/m ²
		PEB category	B

MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	no legal correction or administrative measure imposed
Urban destination	Pre-emption right
living zone	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

FINANCIAL

Tenant charges	Rental deposit
800 €	2 months

