



TERRACE SURFACE

 18 m<sup>2</sup>


LIVING SURFACE

 130 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## Project "UNIQ" in the heart of Brussels - New and ecological 3 BEDROOM apartment (model flat) !

📍 Quai au Foin 59-65, 1000 Brussel

A11 (model apartement) - 130 sqm - 3 terraces totalising about 18 sqm

Splendid 3 bedroom flat in the courtyard with views over the inside garden .

Beautiful hall with cloakroom and a separate toilet, the living space including the fully equipped kitchen and the dining room benefits from an opening on 2 terraces.

The 3 bedrooms are on the other side of the flat, all have an access to the 3rd terrace.

1 shower room + WC adjoining the main bedroom, 1 separate bathroom, 1 technical room/laundry room complete this flat. (cellar and parking in extra). Comes painted (clean coat) + lighting pack.

The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A-.

Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %).

The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the

Place Ste Catherine and its typical Brussels atmosphere, it's daily market, its many stores and restaurants.

Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance.

Contact us quickly to obtain all the details on this new exceptional construction.

## Characteristics

### GENERAL

Type	flat	City	Brussel
Price	€ 630.000	Living surface	130 m <sup>2</sup>
Terrace surface	18 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	6
Available	vanaf akte	Construction year	2025
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
Neighborhood	quiet	Heating	gas
Cellar	✓	Neighborhood	city Center
PEB	45 kW/m <sup>2</sup>	Elevator	✓
EPC code	A-	PEB category	A

### MANDATORY INFO

Building permit	Summons and recovery claim
License issued	no legal correction or administrative measure imposed
Urban destination	Pre-emption right
living zone with a cult., hist. and/or aesthetic value	There is no pre-emption right for spatial planning
Subdivision permit	 Flood prone area
Subdivision permit	not located in flood area

### FINANCIAL

Under VAT
✓

