

€ 630.000 | BRUSSEL | REF. 7290899



TERRACE SURFACE

18 m²



LIVING SURFACE

130 m²



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 appartement) - 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 m²
Terrace surface	18 m²	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
		Heating	gas
Neighborhood	quiet	Neighborhood	city Center
Cellar	✓	Elevator	✓
PEB	45 kW/m²	PEB category	A
EPC code	A-		

MANDATORY INFO

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

FINANCIAL

Under VAT ✓

