



 TERRACE SURFACE  
9 m<sup>2</sup>

 LIVING SURFACE  
78 m<sup>2</sup>

 BEDROOMS  
2

 BATHROOMS  
1

 GARAGES  
1

## Toison d'Or – Stunning new 2-bdr apt in an exceptional building

 Rue des Chevaliers 17, 1050 Elsene

In this sought-after neighbourhood of our European capital, renowned for its luxury boutiques, museums, vast parks and excellent public transport links, Victoire Junot offers you this magnificent 77 m<sup>2</sup> apartment, located on the 1st floor of the iconic Toison d'Or building, with its innovative design.

This property offers a bright living room with access to a comfortable 9m<sup>2</sup>, south-facing terrace, in a quiet location with a view of the beautiful interior garden. The high-end, fully equipped kitchen opens onto the living room. The flat also includes two bedrooms, a shower room with laundry area, a cellar and a parking space.

Concierge service.

PEB: B+ ( triple vitrage )

A great opportunity! Sale subject to registration fees. Available immediately.

(The building has underground parking.)

## Characteristics

### GENERAL

|                   |                  |                |                        |
|-------------------|------------------|----------------|------------------------|
| Type              | flat             | City           | Elsene                 |
| Price             | € 540.000        | Living surface | 78 m <sup>2</sup>      |
| Terrace surface   | 9 m <sup>2</sup> | Bedrooms       | 2                      |
| Shower rooms      | 1                | Garages        | 1                      |
| Parkings (indoor) | 1                | Floor          | 1                      |
| Floors            | 5                | Available      | vanaf akte             |
| Construction year | 2015             | State          | Very good state        |
| Facades           | 2                | Kitchen (type) | hyper equipped         |
| Toilets           | 1                | Laundry room   | ✓                      |
| Heating (type)    | collective       | Heating        | gas (centr. heat.)     |
| Neighborhood      | central          | Neighborhood   | commercial environment |
| Cellar            | ✓                | Elevator       | ✓                      |
| Double glass      | ✓                | PEB            | 60 kW/m <sup>2</sup>   |
| EPC code          | 500486-N-1-3-2-2 | PEB category   | 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      | not located in flood area  |

### FINANCIAL

