



€ 997.000 | AUDERGHEM | REF. ANTHEA-A66



LIVING SURFACE

144 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

43.5 m<sup>2</sup>

## New Project ANTHEA - 3 bedroom flat + terrace

 **Boulevard du Souverain 360, 1160 Auderghem**


This luxurious new development, surrounded by greenery, is located on Boulevard du Souverain, opposite Parc de Val Duchesse, and comprises 48 units. Victoire-JUNOT proposes this beautiful 3-bedroom corner apartment overlooking Bd. du Souverain and Rue des Nénuphars. Terrace all around the apartment - West-East facing - 43.5 sq.m. Nice long entrance hall with checkroom - laundry and technical room - 1 separate WC Living room + dining room, with open-plan fitted kitchen 16 m<sup>2</sup> master bedroom with full en suite bathroom - 2 other bedrooms of 10.54 m<sup>2</sup> and 11.81 m<sup>2</sup> - each with shower room. 1 cellar. Bright building, superbly finished - luxurious interior fittings - minimal construction and consumption carbon footprint (solar panels will ensure electricity for the common areas, rainwater will be recovered for the common areas too), tree-lined gardens. 1 large office space will be available on the below ground floor, while the basement includes 51 parking spaces (with charging station if required) and bicycle storage. A sought-after, residential neighborhood with all the urban amenities you'd expect from your neighborhood within walking distance. Sale subject to 12.5% registration tax. Contact Victoire for details: 02 375 1010 - new@victoire.be.

## Characteristics

### GENERAL

Type	Apartment	City	Auderghem
Price	€ 997.000	Living surface	144 m <sup>2</sup>
Terrace surface	43.5 m <sup>2</sup>	Heating	Heat pump
Bedrooms	3	Bathrooms	3
Floor	6 / 7	Available	To be agreed
Available	30-10-2026	Construction year	2026
State	New	Facades	2
Bedroom	9.5 m <sup>2</sup>	Shower room	2
Lavatory	2	Terrace	43.5 m <sup>2</sup>
Living room/dining area	41.1 m <sup>2</sup>	Intercom	
Videophone		Lift	
Disabled access		Alarm system	
Double glazing		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Nursery		Secondary school	
Day care		Supermarket	
Taxi		Tram	
PEB	45 kW/m <sup>2</sup>	PEB category	A
EPC code	A		

### MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	 Flood prone area Non-flood zone

### FINANCIAL



