



€ 905.000 | AUDERGHEM | REF. ANTHEA-A36



LIVING SURFACE

144 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

34 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 proposes you this 3-bedroom corner flat overlooking both Bd. du Souverain and the Nénuphars Avenue with a nice terrace. 1 large entrance hall with cloakroom, leading to the beautiful living room - 1 super-equipped open kitchen. 1 large master bedroom room with one "en suite" full bathroom and 2 other bedrooms both with a shower room, all 3 with view on the front of the building and an accès to the terrace. 1 separate WC - 1 technical room/laundry 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 under registration rights(12.5%) for the land part and under VAT for the construction part. Contact Victoire for details: 02 375 1010 - new@victoire.be.

## Characteristics

### GENERAL

Type	Apartment	City	Auderghem
Price	€ 905.000	Living surface	144 m <sup>2</sup>
Terrace surface	34 m <sup>2</sup>	Heating	Heat pump
Bedrooms	3	Bathrooms	3
Floor	3 / 7	Available	To be agreed
Available	30-10-2026	Construction year	2025
State	New	Facades	2
Bedroom	10.42 m <sup>2</sup>	Shower room	2
Lavatory	2	Terrace	34 m <sup>2</sup>
Living room/dining area	42 m <sup>2</sup>	Intercom	
Videophone		Lift	
Disabled access		Alarm system	
Double glazing		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Nursery	
Secondary school		Day care	
Doctor		Park	
Town centre		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



