SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10




| LIVING SURFACE | BEDROOMS | BATHROOMS | GARAGES | TERRACE SURFACE |
|---|---|---|---|---|
| 464 m² | 4 | 3 | 1 | 85 m² |

# 6 stunning villas on "the National" Golf course

**Roy de Bliquylaan du, 1933 Sterrebeek**

The last part of this project development on the magnificent STEREA site, has been launched. Victoire offers 2 villas style « PATIO » which are developed on 2 levels + the basement. A beautiful entrance hall with checkroom, guest toilet and the staircase leading to the first floor, opens in the center on a nice & green small inner courtyard. The ground floor space also includes a beautiful bedroom, an office and a complete bathroom + 1 garage for 2 cars. From this entrance hall, the villa opens immediately onto the kitchen, the breakfast corner and the pantry + laundry room and on the other hand onto the vast living spaces. The south facing terraces extend the house pleasantly towards the light and offer an unobstructed view of the golf course, the green spaces and the ponds. The first floor includes 3 bedrooms including the master bedroom with dressing room and bathroom en suite with access to the terrace ; 2 other bedrooms with bathroom (+ toilet) complete this floor. This faboulous project, nestled in nature, is designed to provide an excellent living environment full of serenety, with high quality architecture and sober and “green-minded” finishes. The "ideal heat" comfort throughout the seasons will be provided by the brand-new geothermal technology. The site, which extends over 80 ha, is located on the eastern side of Brussels, near Wezembeek-Oppem, the Tervuren park and international schools. Last but not least, the exceptional advantage is that you'll enjoy the immediate vicinity of the golf course “The National” and the future David Lloyd's fitness club. Stores and restaurants will complete the perfect convenience of this new complex guarantying well-being and individual and collective comfort adapted to nowadays' family or leisure lifestyle. Sale under VAT and registration.A visit is essential to feel the project. For more information, contact us at 02/375 1010 / new@victoire.be. --

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | House | City | Sterrebeek |
| Price | € 2.915.000 | Living surface | 464 m² |
| Terrace surface | 85 m² | Heating | Geothermal |
| Bedrooms | 4 | Bathrooms | 1 |
| Shower rooms | 2 | Garages | 1 |
| Floors | 2 | Available | To be agreed |
| Available | 15-07-2026 | Construction year | 2025 |
| State | New | Facades | 4 |
| Bedroom | 23.99 m² | Bedroom | 17.36 m² |
| Bedroom | 17.3 m² | Bedroom | 14.98 m² |
| Kitchen | 17.11 m² | Office | 15.13 m² |
| Shower room | 2 | Lavatory | 3 |
| Terrace | 85 m² | Living room/dining area | 79.69 m² |
| Garden | 1122 m² | Intercom | |
| Videophone | | Double glazing | |
| Disabled access | | Security door | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Airport | | Highway | |
| Nursery | | Day care | |
| Golf | | Hospital/clinic | |
| Doctor | | Park | |
| Supermarket | | University | |
| Taxi | | Tennis | |
| Possibility of connecting : Water / Gas / Electricity | | PEB | 65.6 kW/m² |
| | | 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

Price
€ 2.915.000

Victoire Junot

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