



LIVING SURFACE

169 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



GARAGES

1



TERRACE SURFACE

22 m<sup>2</sup>

## Golf view ...

 **Du Roy de Blicquy laan 45, 1933 Sterrebeek**


Sterea is a one-of-a-kind project located opposite "The National" golf course. Victoire Junot invites you to discover this brand-new ground floor apartment with 3 bedrooms, ideally situated in the heart of this prestigious development. The apartment offers 169 sqm of living space, extended by a 22 sqm southeast-facing terrace and a 137 sqm private garden. It comprises a spacious 52 sqm living room, a fully equipped kitchen with access to the terrace, a night hall, 3 bedrooms, and 2 bathrooms (one with a bathtub and one with a shower). The master bedroom covers approx. 28 sqm; the two other bedrooms each approx. 12 sqm. A laundry room and separate guest toilet complete the apartment. A cellar is included in the sale price. Parking spaces are mandatory and available at an additional cost. Excellent energy and acoustic performance. You'll be amazed by the beauty of both the setting and the apartment itself. Schedule your visit today! Sale subject to registration fees on the land and VAT on the construction. Additional features: an 18-hole golf course covering 3 hectares with water features, a driving range, and a clubhouse. A hotel and a sports club have recently opened on the estate. Discover more at [www.victoire.be/sterea](http://www.victoire.be/sterea)

## Characteristics

### GENERAL

Type	Apartment	City	Sterrebeek
Price	€ 1.183.000	Living surface	169 m <sup>2</sup>
Terrace surface	22 m <sup>2</sup>	Heating	Gas
Bedrooms	3	Bathrooms	3
Garages	1	Available	Free
Construction year	2022	State	New
Facades	2	Bedroom	11 m <sup>2</sup>
Kitchen	11 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	22 m <sup>2</sup>
Living room/dining area	52 m <sup>2</sup>	Garden	137 m <sup>2</sup>
Indoor parking	2	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Airport	
Highway		Nursery	
Day care		Golf	
Hospital/clinic		Doctor	
Sport center		Supermarket	
Tennis		Bus	
Shops		Primary school	
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



