

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	2
Shower rooms	1	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

Price

€ 1.183.000

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