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



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
124.6 m²	2	2	21.9 m²

"GEM" Project - Royal Palace neighborhood - 2 bedroom flat + terrace

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot presents this spacious 2-bedroom through-apartment of 124.6 m² on the 3rd floor, with front and rear terraces, in the high-end “GEM” residential project located on Rue de la Pépinières, next to the Royal Palace gardens. The apartment is laid out as follows: Entrance hall with cloakroom space and guest WC. This hall opens onto a large living area (60.7 m²) comprising a dining area and fully equipped open kitchen. The space extends to a pleasant terrace overlooking the gardens. A first bedroom is adjacent, also with garden views, featuring an en-suite bathroom (bathtub, double sink, and WC). A night hallway leads to the front part of the apartment, which includes a laundry/technical room and a second bedroom with a terrace, as well as an en-suite shower room (shower, single sink, and WC). Basement storage included; parking mandatory at extra cost. Energy Performance Certificate: A- to B+. This prestigious neighborhood is steeped in history and charm, offering a unique blend of tradition and modern quality of life, where walking is highly encouraged. At the rear, perfectly integrated with the natural materials used in the construction, a private garden provides greenery and refreshing tranquility in the heart of the city. Sale subject to 12.5% registration duty. Delivery expected in summer 2027.

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 830.000	Living surface	124.6 m²
Terrace surface	21.9 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	3 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	15.5 m²	Bedroom	17 m²
Bathroom	2	Lavatory	2
Terrace	21.9 m²	Living room/dining area	60.7 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Movies	
Nursery		Secondary school	
Day care		Hospital/clinic	
Doctor		Metro	
Park		Taxi	
Possibility of connecting : Water / Gas / Electricity		PEB	45 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

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FINANCIAL

Price
€ 830.000

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