



€ 830.000 | BRUXELLES | REF. GEM-A31-2CH



LIVING SURFACE

124.6 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

21.9 m<sup>2</sup>

## "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 m<sup>2</sup> 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 m<sup>2</sup>) 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 m <sup>2</sup>
Terrace surface	21.9 m <sup>2</sup>	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	17 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	21.9 m <sup>2</sup>
Living room/dining area	60.7 m <sup>2</sup>	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		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

€ 830.000

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