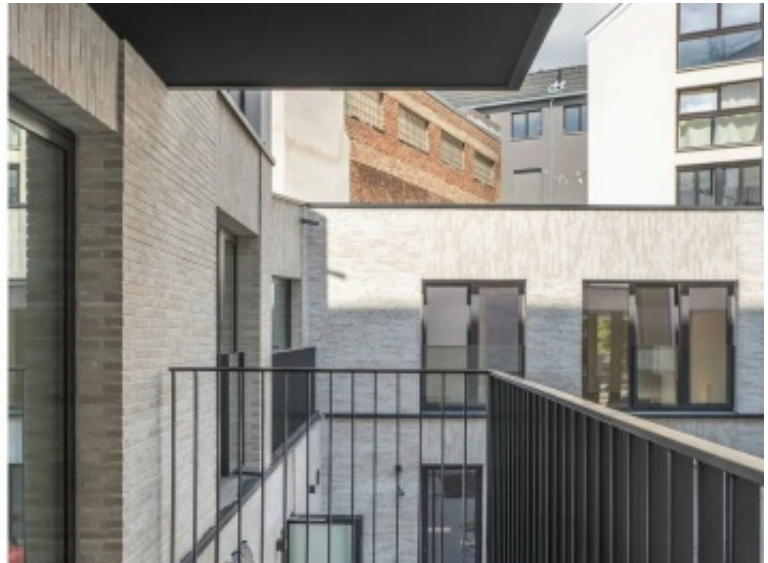




€ 1.495.000 | BRUXELLES | REF. UNIQ-A61



LIVING SURFACE

197 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

69.5 m<sup>2</sup>

## Project "UNIQ" in the heart of Brussels - New and ecological 3 BEDROOM PENTHOUSE !

 **Quai au Foin 59-65, 1000 Bruxelles**


Projet UNIQ - A61 - 197 sqm - large terrace of 69,5 sqm Victoire-Junot propose this stunning 3 bedroom penthouse with a splendid terrace all around the apartment & perfectly oriented with a view over the city. The living room, the dining room and the fully equipped kitchen + a pantry/technical room and a laundry room are at the front of the apartment. The master bedroom has an access to the beautiful terrace, a full bathroom and a dressing room are also part of this private space. The 2 other bedrooms are located at the rear enjoying the morning sun and the calm of the inside courtyard. 1 shower room, 1 separate toilet, 1 second full bathroom is adjacent to one of the bedrooms, 1 office space . (cellar and parking in extra). Comes painted (clean coat) and with lighting pack. The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB B+. Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %). The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the Place Ste Catherine and its typical Brussels atmosphere, it's daily market, its many stores and restaurants. Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance. Contact us quickly to obtain all the details on this new exceptional construction.

## Characteristics

### GENERAL

Type	Apartment	City	Bruxelles
Price	€ 1.495.000	Living surface	197 m <sup>2</sup>
Terrace surface	69.5 m <sup>2</sup>	Heating	Gas
Bedrooms	3	Bathrooms	2
Shower rooms	1	Floor	6 / 6
Available	Free	Construction year	2025
State	New	Facades	2
Bedroom	12.5 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	69.5 m <sup>2</sup>
Intercom		Lift	
Disabled access		Videophone	
Double glazing		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Movies		Nursery	
Day care		Doctor	
Metro		Taxi	
PEB	46 kW/m <sup>2</sup>	PEB category	B
EPC code	B		

### 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	€ 1.495.000
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