SELL SERVICE
info@victoire.be
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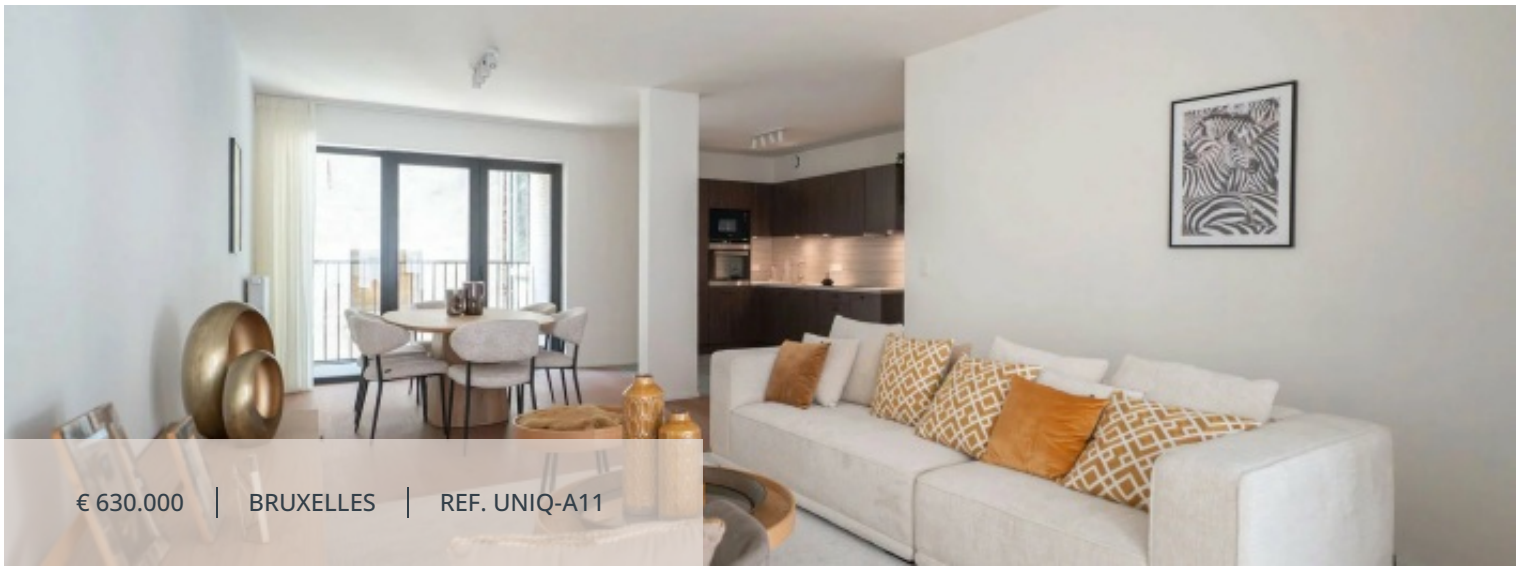


| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 128 m² | 3 | 2 | 18 m² |

# Project "UNIQ" in the heart of Brussels - New and ecological 3 BEDROOM apartment (model flat) !

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

A11 (model apartement) - 130 sqm - 3 terraces totalising about 18 sqm Splendid 3 bedroom flat in the courtyard with views over the inside garden . Beautiful hall with cloakroom and a separate toilet, the living space including the fully equipped kitchen and the dining room benefits from an opening on 2 terraces. The 3 bedrooms are on the other side of the flat, all have an access to the 3rd terrace. 1 shower room + WC adjoining the main bedroom, 1 separate bathroom, 1 technical room/laundry room complete this flat. (cellar and parking in extra). Comes painted (clean coat) + lighting pack. The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A-. 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 | € 630.000 | Living surface | 128 m² |
| Terrace surface | 18 m² | Heating | Gas |
| Bedrooms | 3 | Bathrooms | 2 |
| Floor | 1 / 6 | Construction year | 2025 |
| State | New | Facades | 2 |
| Bedroom | 14.7 m² | Bedroom | 12.2 m² |
| Bedroom | 10 m² | Bathroom | 2 |
| Lavatory | 2 | Terrace | 18 m² |
| Living room/dining area | 41.8 m² | Intercom | |
| Lift | | Disabled access | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Train station | | Highway | |
| Possibility of connecting : Water / Gas / Electricity | | PEB | 45 kW/m² |
| | | PEB category | A |
| EPC code | A- | | |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>License issued | Summons and recovery claim<br>Not announced |
| Urban destination<br>Zone d'habitat d'intérêt culturel, historique et/ou esthétique | Pre-emption right<br>There is no pre-emption right for spatial planning |
| Subdivision permit<br>Subdivision permit | Flood prone area<br>Non-flood zone |

## FINANCIAL

Price
€ 630.000

Victoire Junot

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