SELL SERVICE
info@victoire.be
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| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 70 m² | 1 | 1 | 3 m² |

# Ixelles, Boondael/University district – Beautiful new 1-bedroom Studio with terrace

**1050 Ixelles**

Victoire Junot offers this charming new studio++ on the second floor of a small building, perfectly laid out and beautifully finished with great taste. It features a bright living area with a fully equipped open kitchen leading onto the terrace, offering a pleasant open view with no overlooking neighbors. The bedroom is located at the front and benefits from an en-suite shower room. A separate guest toilet with additional storage space completes the property. A cellar (nr. 7) and a bicycle storage area are included. Residents also enjoy access to a welcoming shared space overlooking the interior garden, ideal for remote working or entertaining guests. Located in a sought-after, quiet, and convenient neighborhood, with all amenities within walking distance, this property is ideal as a first purchase or an investment opportunity. Contact: 02 / 375 1010 – new@victoire.be

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Ixelles |
| Price | € 460.000 | Living surface | 70 m² |
| Terrace surface | 3 m² | Heating | Heat pump |
| Bedrooms | 1 | Shower rooms | 1 |
| Floor | 2 / 4 | Available | Free |
| Construction year | 2026 | Renovation year | 2026 |
| State | New | Facades | 2 |
| Terrace | 3 m² | Double glazing | |
| Internet | | Photovoltaic panels | |
| Double flow ventilation | | Fire alarm system | |
| Common laundry | | Concierge | |
| Bike storage room | | TV distribution | |
| Intercom | | Security door | |
| Lift | | Air-conditioning | |
| Connected thermostat | | Triple glazing | |
| Disabled access | | Highway | |
| Bus | | Town centre | |
| Shops | | Nursery | |
| Primary school | | Secondary school | |
| Day care | | Train station | |
| Hospital/clinic | | Doctor | |
| Park | | On main road | |
| Sport center | | Supermarket | |
| Taxi | | Tennis | |
| Tram | | University | |
| 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

## FINANCIAL

Price
€ 460.000

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