



€ 2.659.000 | BRUXELLES | REF. GEM-A62-3CH



LIVING SURFACE

243.7 m²



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

124.5 m²

"GEM" Project - Royal Palace neighborhood - 3 bedroom penthouse + 3 terraces

 **Rue de la Pépinière 16-32, 1000 Bruxelles**

Victoire-Junot presents this exceptional through-penthouse offering 3 bedrooms and remarkably generous living spaces of 243.4 m². Located on the 6th floor, it benefits from three terraces and forms part of the prestigious "GEM" residential development on Rue de la Pépinière, adjacent to the gardens of the Royal Palace. The apartment comprises a beautiful entrance hall with a cloakroom area and guest toilet, a laundry/technical room, and a home office. The hall opens onto a spacious living area featuring a lounge, dining room, and a separate fully equipped kitchen. The entire space extends onto a pleasant south-facing panoramic terrace. The hall also provides access to three beautiful bedrooms, each with its own shower room (shower and single washbasin). The principal bedroom benefits from a lovely dressing area as well as a large en-suite bathroom with double washbasin, bathtub, and separate WC. All three bedrooms enjoy direct access to a west-facing front terrace. One cellar is included. A parking space must be purchased separately. Energy performance rating: A- to B+. This prestigious neighbourhood is steeped in history and charm, offering a unique blend of tradition and modern quality of life, where pedestrian living has flourished. At the rear of the development, a private landscaped garden, perfectly integrated with the natural materials used throughout the project, provides greenery and a refreshing oasis in the heart of the city. Sale subject to registration duties of 12.5%. Delivery is scheduled for the end of 2027.

Characteristics

GENERAL

Type	Apartment
Price	€ 2.659.000
Terrace surface	124.5 m²
Bedrooms	3
Floor	6 / 6
Available	31-12-2027
State	New
Bedroom	23.5 m²
Bedroom	13.7 m²
Bathroom	3
Terrace	55.7 m²
Laundry room	3.2 m²
Terrace	53.3 m²
Lobby	30.4 m²
Videophone	
Lift	
Intercom	
Lift	
Security door	
Shops	
Sport center	
Highway	
Nursery	
Doctor	
Convention center	
Supermarket	
Bus	
Primary school	
Train station	
Possibility of connecting : Water / Gas / Electricity	
EPC code	B

City	Bruxelles
Living surface	243.7 m²
Heating	Gas
Bathrooms	3
Available	To be agreed
Construction year	2027
Facades	2
Bedroom	13.7 m²
Kitchen	15.5 m²
Lavatory	3
Living room/dining area	72.8 m²
Office	17.7 m²
Terrace	15.5 m²
Intercom	
Double glazing	
Disabled access	
Videophone	
Disabled access	
Bus	
Primary school	
Train station	
Town centre	
Day care	
Metro	
Park	
Taxi	
Shops	
Sport center	
Highway	
PEB	95 kW/m²
PEB category	B

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 2.659.000

