



€ 585.000 | IXELLES | REF. SPRING GARDENS-G21



LIVING SURFACE

91.8 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

5.7 m<sup>2</sup>

## SPRING GARDENS - Beautiful NEW 2-bedroom apartment with terrace

 **1050 Ixelles**

Victoire Junot presents this beautiful two-bedroom L-shaped apartment, featuring a well-balanced and practical layout. The living area comprises a fully equipped open-plan kitchen, a dining area and a spacious lounge. Extended by a pleasant terrace, it benefits from abundant natural light and a seamless connection between the indoor and outdoor spaces. The sleeping area includes two generously sized bedrooms, a bathroom, a separate guest toilet and a laundry room. A private cellar (nr13) and a bicycle storage room are included. An indoor parking space is available at an additional cost. This sustainable development stands out for the quality of its materials, its geothermal heating system, its high-quality finishes and its excellent energy performance (EPB A). Reduced VAT of 6% is available, subject to conditions. Located in one of Ixelles' most sought-after and vibrant neighbourhoods, this apartment offers an exceptional living environment combining comfort, modernity and quality of life.

# Characteristics

## GENERAL

|                         |            |                         |                       |
|-------------------------|------------|-------------------------|-----------------------|
| Type                    | Apartment  | City                    | Ixelles               |
| Price                   | € 585.000  | Living surface          | 91.8 m²               |
| Terrace surface         | 5.7 m²     | Heating                 | Heat pump, Geothermal |
| Bedrooms                | 2          | Bathrooms               | 1                     |
| Floor                   | 2 / 3      | Available               | To be agreed          |
| Available               | 28-12-2026 | Construction year       | 2026                  |
| State                   | New        | Facades                 | 2                     |
| Bedroom                 | 14.9 m²    | Bedroom                 | 10 m²                 |
| Bathroom                | 3.3 m²     | Laundry room            | 2 m²                  |
| Terrace                 | 5.7 m²     | Living room/dining area | 33.7 m²               |
| Hall                    | 9.5 m²     | Equipped kitchen        | 25 m²                 |
| Lobby                   | 9.5 m²     | Lavatory                | 1.2 m²                |
| Double glazing          |            | Photovoltaic panels     |                       |
| Lift                    |            | Bike storage room       |                       |
| Alarm system            |            | Intercom                |                       |
| Videophone              |            | Sliding windows         |                       |
| Double flow ventilation |            | Security door           |                       |
| Airport                 |            | Highway                 |                       |
| Town centre             |            | Shops                   |                       |
| Primary school          |            | Secondary school        |                       |
| Day care                |            | Train station           |                       |
| Hospital/clinic         |            | Lake                    |                       |
| Doctor                  |            | Metro                   |                       |
| Convention center       |            | Public pool             |                       |
| Sea port                |            | On main road            |                       |
| Sport center            |            | Supermarket             |                       |
| Taxi                    |            | University              |                       |
| Nursery                 |            | Bus                     |                       |
| Bus hub                 |            | PEB                     | 45 kW/m²              |
| PEB category            | A          | EPC code                | A                     |

## MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced

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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area

Non-flood zone

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## FINANCIAL

Price  
€ 585.000

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