SELL SERVICE
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| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 124.8 m² | 3 | 2 | 55.5 m² |

# New Project ANTHEA - 3 bedroom flat + terrace

**Boulevard du Souverain 360, 1160 Auderghem**

This new luxurious project, surrounded by greenery, is located on Boulevard du Souverain, opposite Val Duchesse Park, and comprises 48 units. Victoire-JUNOT proposes here this large corner ground floor apartment with terrace, garden, and view on the front of the building; it is presented as follows: 1 spacious entrance hall with cloakroom, 1 separate toilet, and technical room/laundry room. Beautiful living room of 39.7 m² with southeast-facing terrace surrounding the apartment. 1 open, fully equipped kitchen. 1 large bedroom of 17.2 m² with dressing room and complete en-suite bathroom. 2 other bedrooms (11.4 and 12.9 m²). 1 shower room. The developer BesixRed will be responsible for this METAMORPHOSIS, which will offer immediately interesting advantages such as real beautiful spaces for some units, not to mention the preservation of the existing structure and facade elements that will limit the carbon footprint as well as the duration of the construction site. The entrance to the building will be via Avenue des Nénuphars, quieter and on the ground floor. The location of this project, in the pleasant municipality of Auderghem, is ideal, close to Woluwe parks, the Rouge-Cloître estate, urban activities, schools, and the Cultural Centre. SALE UNDER REGISTRATION DUTY 12.5% for the land and UNDER VAT for the construction. Contact Victoire for any details: 02 375 1010 – new@victoire.be.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Auderghem |
| Price | € 795.000 | Living surface | 124.8 m² |
| Terrace surface | 55.5 m² | Heating | Heat pump |
| Bedrooms | 3 | Shower rooms | 2 |
| Floors | 7 | Available | To be agreed |
| Available | 30-10-2026 | Construction year | 2026 |
| State | New | Facades | 2 |
| Bedroom | 17.2 m² | Bedroom | 12.9 m² |
| Bedroom | 11.4 m² | Shower room | 2 |
| Lavatory | 2 | Terrace | 55.5 m² |
| Living room/dining area | 41.1 m² | Garden | 55.7 m² |
| Intercom | | Videophone | |
| Lift | | Disabled access | |
| Alarm system | | Double glazing | |
| Bus | | Shops | |
| Primary school | | Sport center | |
| Train station | | Highway | |
| Town centre | | Nursery | |
| Day care | | Doctor | |
| Park | | Supermarket | |
| Secondary school | | Taxi | |
| Tram | | PEB | 45 kW/m² |
| PEB category | A | EPC code | A |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>Not announced | Summons and recovery claim<br>Not announced |
| Urban destination<br>Not announced | Pre-emption right<br>Not announced |
| Subdivision permit<br>Not announced | Flood prone area<br>Non-flood zone |

## FINANCIAL

Price
€ 795.000

Victoire Junot

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