SELL SERVICE
info@victoire.be
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
492 m²	4	3	125.53 m²

7 stunning villas on "the National" Golf course

33 du Roy de Bliquylaan, 1933 Sterrebeek

The last part of this project development on the magnificent STEREA site, has been launched. Victoire offers 3 villas style « CUBES » which are developed on 2 levels + the basement. The groundfloor welcomes a beautiful entrance hall, with checkroom, a guest toilet , an office and the staircase leading to the first floor. It opens on the front onto a green patio, then on one side towards the kitchen, the breakfast room and the pantry and on the other side towards the wide and luminous living spaces. The south-facing terraces extend the house nicely and offer an unobstructed view of the golf course, the green spaces and the ponds . The first floor includes 4 bedrooms. The master bedroom and a second one with bathrooms en suite, both have a direct access to separate back terraces. The two other bedrooms share a shower room. The basement welcomes 2 cellars and a large technical room. This faboulous project, nestled in nature, is designed to provide an excellent living environment full of serenety, with high quality architecture and sober and “green-minded” finishes. The "ideal heat" comfort throughout the seasons will be provided by the brand-new geothermal technology. The site, which extends over 80 ha, is located on the eastern side of Brussels, near Wezembeek-Oppem, the Tervuren park and international schools. Last but not least, the exceptional advantage is that you'll enjoy the immediate vicinity of the golf course “The National” and the future David Lloyd's fitness club. Stores and restaurants will complete the perfect convenience of this new complex guarantying well-being and individual and collective comfort adapted to nowadays' family or leisure lifestyle. Sale under VAT and registration. A visit is essential to feel the project. For more information, contact us at 02/375 1010 / new@victoire.be.

Characteristics

GENERAL

Type	House	City	Sterrebeek
Price	€ 3.140.000	Living surface	492 m²
Terrace surface	125.53 m²	Heating	Geothermal
Bedrooms	4	Bathrooms	1
Shower rooms	2	Floors	2
Available	To be agreed	Available	15-07-2026
Construction year	2025	State	New
Facades	4	Bedroom	17.3 m²
Bedroom	12.93 m²	Bedroom	11.76 m²
Bedroom	19.9 m²	Kitchen	45.76 m²
Office	18.19 m²	Shower room	2
Lavatory	3	Land	1253 m²
Terrace	125.53 m²	Living room/dining area	70 m²
Intercom		Videophone	
Double glazing		Disabled access	
Intercom		Videophone	
Double glazing		Bus	
Shops		Primary school	
Sport center		Airport	
Highway		Nursery	
Day care		Golf	
Hospital/clinic		Doctor	
Park		Taxi	
Tennis		University	
Possibility of connecting : Water / Gas / Electricity		PEB	65.6 kW/m²
		PEB category	A
EPC code	65,6		

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
€ 3.140.000

Victoire Junot

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