SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
133.4 m²	2	2	11.2 m²

"GEM" Project - Royal Palace neighborhood - 2 bedroom flat + terrace

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot proposes this spacious 133.4 sq.m. 2-bedroom, crossing apartment on the 1st floor with terrace, in the upscale “GEM” real estate project located on rue de la Pépinières, next to the Palais Royal gardens. It features as follows: Attractive entrance hall with checkroom and guest WC, plus laundry/technical room. It opens onto a large living room with dining area and superbly equipped open kitchen. The whole is extended by a pleasant terrace. Night hall, 1 shower room (with shower, single washbasin and WC), 2 bedrooms of 17.4 and 13.7 m². The master bedroom has its own bathroom (with bath, double washbasin and WC). Cellar included and parking mandatory at extra cost. EPC A- to B+. This prestigious area is a place steeped in history and charm, offering a unique blend of tradition and quality modern living, where life on foot has taken off in a big way. To the rear, in perfect harmony with the natural elements used for the construction, a private garden offers greenery, space and freshness, welcome in the heart of the city ! Sale under registration tax of 12.5%. Delivery scheduled for summer 2027.

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 770.000	Living surface	133.4 m²
Terrace surface	11.2 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	1 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	17 m²	Bedroom	13.7 m²
Bathroom	2	Lavatory	3
Terrace	11.2 m²	Living room/dining area	47.9 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Nursery	
Secondary school		Day care	
Doctor		Metro	
Public pool		Taxi	
University		Possibility of connecting : Water / Gas / Electricity	
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
€ 770.000

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