SELL SERVICE
info@victoire.be
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€ 1.859.000 | BRUXELLES | REF. GEM-A51-3CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
207.4 m²	3	3	78.7 m²

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

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot proposes this exceptional 3-bedroom, walk-through, generously proportioned 207.4 sq.m. apartment. It is located on the 5th floor, with 3 terraces, in the upscale “GEM” development on rue de la Pépinières, next to the Palais Royal gardens. The layout is as follows : Attractive entrance hall with checkroom and guest WC, laundry/technical room and a pantry leading to the kitchen. This hall opens onto a large living room with dining area and separate fully-equipped kitchen. The whole is extended by a pleasant large terrace. A first night hall opens to a separate toilet and to 2 of the 3 bedrooms, each with its own shower room (with shower and single washbasin). A second night hall leads off from the living room and features the master bedroom with dressing room, as well as a large en-suite bathroom (with double washbasin, bath and separate toilet). All 3 bedrooms have access to well-facing front terraces. 1 Celalr 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	€ 1.859.000	Living surface	207.4 m²
Terrace surface	78.7 m²	Heating	Gas
Bedrooms	3	Bathrooms	3
Floor	5 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	26.6 m²	Bedroom	17.6 m²
Bedroom	16.6 m²	Bathroom	3
Lavatory	3	Terrace	78.7 m²
Living room/dining area	58 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Possibility of connecting : Water / Gas / Electricity	
PEB	95 kW/m²	PEB category	B
EPC code	B		

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
€ 1.859.000

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