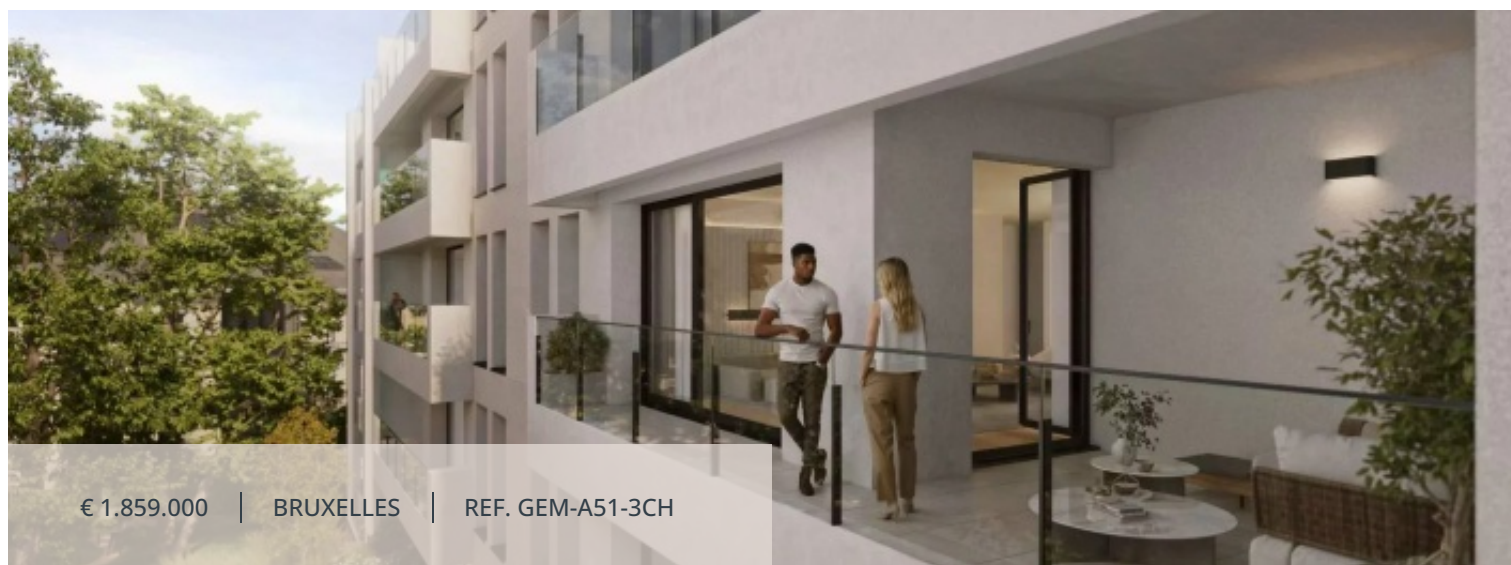




€ 1.859.000 | BRUXELLES | REF. GEM-A51-3CH



LIVING SURFACE

 207.4 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

 78.7 m<sup>2</sup>

## "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    | Summons and recovery claim                                                                           |
| Not announced      | Not announced                                                                                        |
| Urban destination  | Pre-emption right                                                                                    |
| Not announced      | Not announced                                                                                        |
| Subdivision permit |  Flood prone area |
| Not announced      | Non-flood zone                                                                                       |

## FINANCIAL

|             |
|-------------|
| Price       |
| € 1.859.000 |



