SELL SERVICE
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€ 1.049.000 | BRUXELLES | REF. GEM-B21-3CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
164.2 m²	3	3	30.8 m²

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

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot proposes this spacious 3-bedroom, 164 sq.m. 2nd floor apartment with 2 terraces, in the upscale “GEM” real estate project located on rue de la Pépinières, next to the Palais Royal gardens. It features : A nice e entrance hall with checkroom and guest WC. It opens onto a large living room with dining area and fully-equipped open kitchen, followed by the utility/technical room. The whole is extended by a pleasant terrace overlooking the inner garden. The first large bedroom (15.4 sq.m.) is located at the rear as well, enjoys a cosy bathroom with double washbasin and WC, also overlooking the garden. The night hall leads to the other 2 bedrooms (16.1 and 17.9 sq.m.), both with en suite shower rooms with shower, single washbasin and 1 with additional 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	€ 1.049.000	Living surface	164.2 m²
Terrace surface	30.8 m²	Heating	Gas
Bedrooms	3	Bathrooms	3
Floor	2 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	17.9 m²	Bedroom	16.1 m²
Bedroom	15.4 m²	Bathroom	3
Lavatory	3	Terrace	30.8 m²
Living room/dining area	55.9 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Nursery	
Secondary school		Day care	
Doctor		Supermarket	
Tennis		Town centre	
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
€ 1.049.000

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