SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
156.3 m²	3	2	58.4 m²

"GEM" Project - Royal Palace neighborhood - 3 bedroom PENTHOUSE + 2 terraces

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot is pleased to present this exceptional 3-bedroom, generously proportioned 156.3 sq.m. penthouse. It is located on the 6th floor, with 2 terraces, in the upscale “GEM” project located on rue de la Pépinières, next to the Palais Royal gardens. The layout is as follows Attractive entrance hall with coatroom and guest WC, laundry/technical room, first 2 bedrooms and shower room (with shower and single washbasin). This hall opens onto the beautiful living room, comprising a lounge and a dining area and a superbly equipped open-plan kitchen. The whole is extended by 2 pleasant terraces facing the rear of the project. The master bedroom with dressing area, and a large en-suite bathroom (with double sink, bath and separate toilet) complete this exceptional apartment. 2 of the 3 bedrooms have access to the terraces. 1 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	€ 1.595.000	Living surface	156.3 m²
Terrace surface	58.4 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Floor	6 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	16.2 m²	Bedroom	12 m²
Bedroom	11.7 m²	Bathroom	2
Lavatory	2	Terrace	58.4 m²
Living room/dining area	48.7 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		Taxi	
Tennis		Tram	
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
€ 1.595.000

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