SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
75 m²	1	1	12.7 m²

"GEM" Project - Royal Palace neighborhood - 1 bedroom flat + terrace

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot proposes this 75 sq. m. 1-bedroom flat with terrace, on the 1st floor, in the upmarket 'GEM' development located on rue de la Pépinières, next to the Palais Royal gardens. It comprises : A nice entrance hall with guest WC and cloakroom area leading on to the living room with dining area and fully-equipped open-plan kitchen, which opens onto the lovely south-facing terrace; and on to the 15.2 m² bedroom, which opens onto a second terrace, and enjoys an en suite shower room (with single washbasin and shower) with adjacent laundry and utility room.) 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, relaxing spaces 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	€ 495.000	Living surface	75 m²
Terrace surface	12.7 m²	Heating	Gas
Bedrooms	1	Bathrooms	1
Floor	2 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	15.3 m²	Lavatory	3
Terrace	12.7 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Intercom		Videophone	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		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
€ 495.000

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