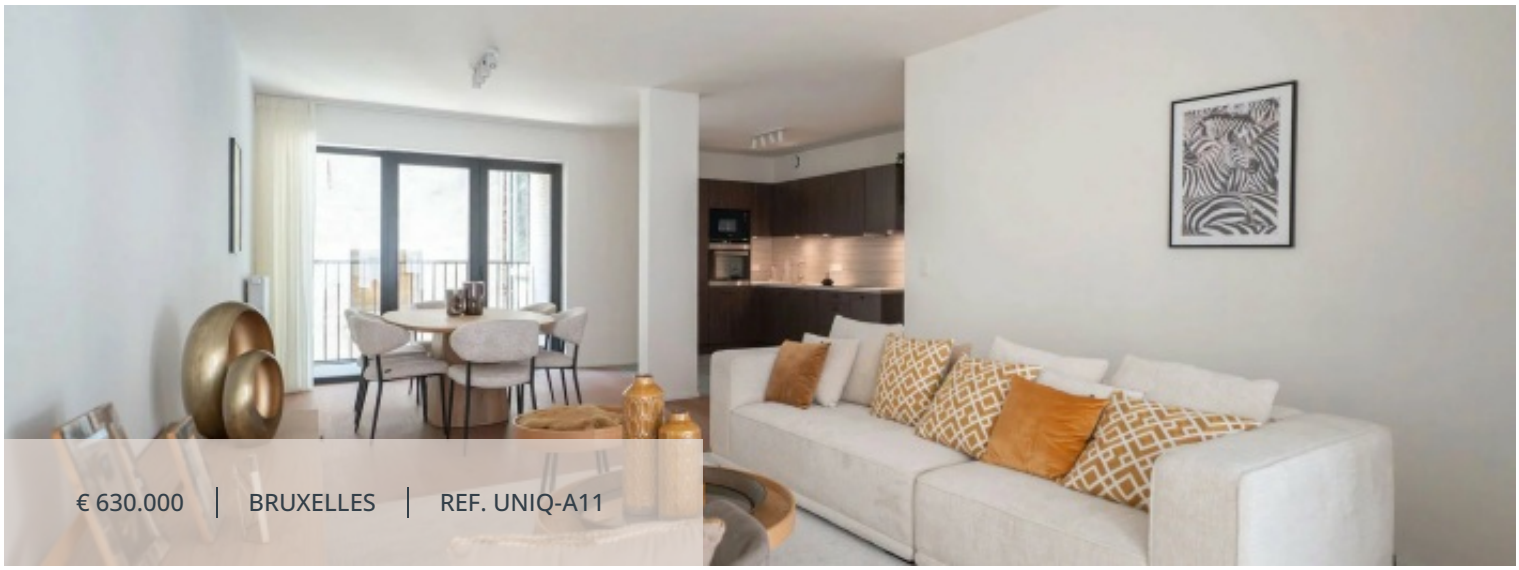
SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
128 m²	3	2	18 m²

Project "UNIQ" in the heart of Brussels - New and ecological 3 BEDROOM apartment (model flat) !

Quai au Foin 59-65, 1000 Bruxelles

A11 (model apartement) - 130 sqm - 3 terraces totalising about 18 sqm Splendid 3 bedroom flat in the courtyard with views over the inside garden . Beautiful hall with cloakroom and a separate toilet, the living space including the fully equipped kitchen and the dining room benefits from an opening on 2 terraces. The 3 bedrooms are on the other side of the flat, all have an access to the 3rd terrace. 1 shower room + WC adjoining the main bedroom, 1 separate bathroom, 1 technical room/laundry room complete this flat. (cellar and parking in extra). Comes painted (clean coat) + lighting pack. The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A-. Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %). The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the Place Ste Catherine and its typical Brussels atmosphere, it’s daily market, its many stores and restaurants. Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance. Contact us quickly to obtain all the details on this new exceptional construction.

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 630.000	Living surface	128 m²
Terrace surface	18 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Floor	1 / 6	Construction year	2025
State	New	Facades	2
Bedroom	14.7 m²	Bedroom	12.2 m²
Bedroom	10 m²	Bathroom	2
Lavatory	2	Terrace	18 m²
Living room/dining area	41.8 m²	Intercom	
Lift		Disabled access	
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 License issued	Summons and recovery claim Not announced
Urban destination Zone d'habitat d'intérêt culturel, historique et/ou esthétique	Pre-emption right There is no pre-emption right for spatial planning
Subdivision permit Subdivision permit	Flood prone area Non-flood zone

FINANCIAL

Price
€ 630.000

Victoire Junot

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