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



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
70 m²	1	1	3 m²

Ixelles, Boondael/University district – Beautiful new 1-bedroom Studio with terrace

1050 Ixelles

Victoire Junot offers this charming new studio++ on the second floor of a small building, perfectly laid out and beautifully finished with great taste. It features a bright living area with a fully equipped open kitchen leading onto the terrace, offering a pleasant open view with no overlooking neighbors. The bedroom is located at the front and benefits from an en-suite shower room. A separate guest toilet with additional storage space completes the property. A cellar (nr. 7) and a bicycle storage area are included. Residents also enjoy access to a welcoming shared space overlooking the interior garden, ideal for remote working or entertaining guests. Located in a sought-after, quiet, and convenient neighborhood, with all amenities within walking distance, this property is ideal as a first purchase or an investment opportunity. Contact: 02 / 375 1010 – new@victoire.be

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 460.000	Living surface	70 m²
Terrace surface	3 m²	Heating	Heat pump
Bedrooms	1	Shower rooms	1
Floor	2 / 4	Available	Free
Construction year	2026	Renovation year	2026
State	New	Facades	2
Terrace	3 m²	Double glazing	
Internet		Photovoltaic panels	
Double flow ventilation		Fire alarm system	
Common laundry		Concierge	
Bike storage room		TV distribution	
Intercom		Security door	
Lift		Air-conditioning	
Connected thermostat		Triple glazing	
Disabled access		Highway	
Bus		Town centre	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Hospital/clinic		Doctor	
Park		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
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
€ 460.000

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