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



€ 395.000 | IXELLES | REF. ETE-6-2.2

LIVING SURFACE	BEDROOMS	BATHROOMS
52 m²	1	1

Ixelles, Boendael/University district – Beautiful new studio apartment, very well designed.

1050 Ixelles

Victoire Junot presents this beautiful new studio++ apartment on the 2nd floor of a small building, perfectly laid out and tastefully constructed with great attention to detail. At the front, facing the street, you will find a bright living area with a fully equipped kitchen. The separate sleeping area with en-suite shower room is located at the rear and enjoys a pleasant open view with no overlooking neighbours. A separate guest toilet with storage space completes the property. A cellar (nr. 3) and a bicycle storage area are included. Residents also benefit from a welcoming shared space overlooking the inner garden, ideal for remote working or entertaining guests. Located in a sought-after, quiet and convenient neighbourhood, with all amenities within walking distance, this property is ideal as a first purchase or as an investment. Contact: +32 2 375 10 10 – new@victoire.be

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 395.000	Living surface	52 m²
Heating	Heat pump	Bedrooms	1
Shower rooms	1	Floor	2 / 4
Available	Free	Construction year	2026
Renovation year	2026	State	New
Facades	2	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
€ 395.000

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