SELL SERVICE
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€ 2.659.000 | BRUXELLES | REF. GEM-A62-3CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
243.7 m²	3	3	124.5 m²

"GEM" Project - Royal Palace neighborhood - 3 bedroom penthouse + 3 terraces

Rue de la Pépinière 16-32, 1000 Bruxelles

Victoire-Junot presents this exceptional through-penthouse offering 3 bedrooms and remarkably generous living spaces of 243.4 m². Located on the 6th floor, it benefits from three terraces and forms part of the prestigious “GEM” residential development on Rue de la Pépinière, adjacent to the gardens of the Royal Palace. The apartment comprises a beautiful entrance hall with a cloakroom area and guest toilet, a laundry/technical room, and a home office. The hall opens onto a spacious living area featuring a lounge, dining room, and a separate fully equipped kitchen. The entire space extends onto a pleasant south-facing panoramic terrace. The hall also provides access to three beautiful bedrooms, each with its own shower room (shower and single washbasin). The principal bedroom benefits from a lovely dressing area as well as a large en-suite bathroom with double washbasin, bathtub, and separate WC. All three bedrooms enjoy direct access to a west-facing front terrace. One cellar is included. A parking space must be purchased separately. Energy performance rating: A- to B+. This prestigious neighbourhood is steeped in history and charm, offering a unique blend of tradition and modern quality of life, where pedestrian living has flourished. At the rear of the development, a private landscaped garden, perfectly integrated with the natural materials used throughout the project, provides greenery and a refreshing oasis in the heart of the city. Sale subject to registration duties of 12.5%. Delivery is scheduled for the end of 2027.

Characteristics

GENERAL

Victoire Junot

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Type	Apartment	City	Bruxelles
Price	€ 2.659.000	Living surface	243.7 m²
Terrace surface	124.5 m²	Heating	Gas
Bedrooms	3	Bathrooms	3
Floor	6 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	23.5 m²	Bedroom	13.7 m²
Bedroom	13.7 m²	Kitchen	15.5 m²
Bathroom	3	Lavatory	3
Terrace	55.7 m²	Living room/dining area	72.8 m²
Laundry room	3.2 m²	Office	17.7 m²
Terrace	53.3 m²	Terrace	15.5 m²
Lobby	30.4 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Intercom		Videophone	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Nursery		Day care	
Doctor		Metro	
Convention center		Park	
Supermarket		Taxi	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
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
€ 2.659.000

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