SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
98 m²	2	1	5 m²

Saint-Gilles/Châtelain – Heritage- Janson, Splendid 2-Bedroom Apartment with Balcony

1060 Saint-Gilles

Victoire Junot is pleased to present this beautiful two-bedroom apartment within the Heritage Janson development, ideally located just a stone's throw from Place du Châtelain and Avenue Louise. Situated on the third floor and benefiting from exceptional ceiling heights of 3.5 m, the apartment is laid out as follows: A small entrance hall opens onto a beautiful, light-filled living area comprising a living room and dining room with a fully equipped open-plan kitchen. A night hall leads to the two spacious bedrooms, both overlooking the quiet rear of the building. A separate guest toilet, a large shower room with shower and double washbasin, and a laundry room complete the property. A private cellar (nr. 7) and a bicycle storage room are included. EPC rating: A. State-of-the-art technical features, including high-performance insulation and premium finishes, ensure all the comfort and benefits of a brand-new home. Sale subject to registration duties (12.5%). This project breathes new life into a beautiful Brussels neo-classical building dating from 1905, preserving its timeless charm while meeting the highest contemporary standards. An excellent urban and practical location, close to all amenities, in one of Brussels' most sought-after neighbourhoods.

Characteristics

GENERAL

Type	Apartment	City	Saint-Gilles
Price	€ 569.000	Living surface	98 m²
Terrace surface	5 m²	Heating	Gas
Bedrooms	2	Shower rooms	1
Floor	3 / 5	Available	To be agreed
Available	15-01-2028	Construction year	2028
Renovation year	2028	State	New
Facades	2	Bedroom	2
Terrace	5 m²	Connected thermostat	
Double flow ventilation		Lift	
Bike storage room		Intercom	
Security door		Water softener	
Double glazing		Photovoltaic panels	
Bus		Town centre	
Movies		Shops	
Nursery		Primary school	
Secondary school		Day care	
Train station		Hospital/clinic	
Doctor		Metro	
Public parking		Sport center	
Supermarket		Taxi	
Tram		Park	
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

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FINANCIAL

Price
€ 569.000

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