SELL SERVICE
info@victoire.be
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
108 m²	2	1	5.1 m²

Saint-Gilles/Châtelain – "Heritage Janson", Splendid 2-Bedroom duplex with 2 balconies

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 and fourth floor the apartment is laid out as follows: You immediately enter a beautiful, welcoming, and bright living area, extended by the terraces. The fully equipped kitchen is located at the rear, along with a separate guest toilet. The staircase leads to the private area, where a night hall gives access to a front-facing bedroom with a small walk-in closet and a second bedroom at the rear. A shower room (with a shower and single washbasin), a separate toilet, and a laundry room complete this duplex apartment. A private cellar (n° 6) 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	€ 651.000	Living surface	108 m²
Terrace surface	5.1 m²	Heating	Heat pump
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
Lavatory	2	Terrace	5.1 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

FINANCIAL

Price
€ 651.000

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