SELL SERVICE
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€ 780.000 | IXELLES | REF. SPRING GARDENS-DUPLEX 2CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
145 m²	2	1	10 m²

SPRING GARDENS – Beautiful New 2-Bedroom Duplex with Terrace

1050 Ixelles

Victoire Junot presents this beautiful two-bedroom duplex apartment, set within a fully renovated Brussels townhouse. Its carefully designed layout offers both functional and welcoming living spaces. Upon entering, you are welcomed by the dining area, enhanced by a fully equipped kitchen, which flows seamlessly into the bright living room and extends onto the terrace. The sleeping area is located on the upper floor and comprises two bedrooms, a spacious bathroom and a separate guest toilet. A private cellar and a bicycle storage room are included. An indoor parking space is available at an additional cost. This sustainable renovation stands out for the quality of its materials, its excellent finishes and its energy performance (EPC B/C). Heating and domestic hot water are provided by a gas-fired boiler with radiators. Sale subject to 12.5% registration duties. Ideally located in one of Ixelles' most vibrant and sought-after neighbourhoods, this apartment offers a comfortable, contemporary and high-quality living environment.

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 780.000	Living surface	145 m²
Terrace surface	10 m²	Heating	Heat pump, Geothermal
Bedrooms	2	Bathrooms	1
Floor	1 / 3	Available	To be agreed
Available	28-12-2026	Construction year	2026
State	New	Facades	2
Bedroom	9 m²	Bedroom	14.6 m²
Terrace	10 m²	Living room/dining area	25 m²
Equipped kitchen	25 m²	Lavatory	2
Double glazing		Photovoltaic panels	
Bike storage room		Intercom	
Videophone		Sliding windows	
Double flow ventilation		Lift	
Security door		Airport	
Highway		Town centre	
Shops		Primary school	
Secondary school		Day care	
Train station		Hospital/clinic	
Lake		Doctor	
Metro		Convention center	
Public pool		Sea port	
On main road		Sport center	
Supermarket		Taxi	
University		Nursery	
Bus		Bus hub	
PEB	50 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
€ 780.000

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