SELL SERVICE
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| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 198 m² | 3 | 3 | 25 m² |

# Cinquantenaire - 3 bedroom Duplex + terrasse fully renovated !

**DE TERVUEREN 13 AVENUE, 1040 Etterbeek**

In the Cinquantenaire/Montgomery neighbourhood, within a magnificent, fully renovated period building, Victoire is pleased to present this ± 220 m² duplex, situated opposite the Parc du Cinquantenaire and Rue des Tongres, featuring a stunning ± 25 m² roof terrace offering panoramic views of the Cinquantenaire and Montgomery. Occupying the top two floors, this exceptional property underwent a complete refurbishment in 2024, elegantly combining the charm of period architecture with contemporary comfort. The 4th floor opens onto a spacious entrance hall with a cloakroom and guest loo, beautiful, light-filled reception rooms offering superb views over the Cinquantenaire district, and a fully fitted open-plan kitchen. A splendid roof terrace of approximately 25 m² allows you to enjoy a remarkable panoramic view over the rooftops of Brussels. On the 5th and top floor, the sleeping area comprises three spacious bedrooms measuring approximately 21, 17 and 16 m², including a beautiful master suite, as well as two bathrooms and a shower room. This duplex combines elegance, comfort and excellent energy efficiency (PEB C-). A cellar completes this property. Two indoor parking spaces are also available at an additional cost. All amenities are at your fingertips in this sought-after, urban neighbourhood: a shopping street, public transport, restaurants, renowned schools and pedestrian access via the European Institutions Park. Sale subject to registration duty (12.5%)

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Etterbeek |
| Price | € 950.000 | Living surface | 198 m² |
| Terrace surface | 25 m² | Heating | Gas |
| Bedrooms | 3 | Bathrooms | 2 |
| Shower rooms | 1 | Floor | 4 / 5 |
| Construction year | 2023 | State | New |
| Bedroom | 20 m² | Bedroom | 15 m² |
| Bedroom | 15 m² | Bathroom | 2 |
| Lavatory | 3 | Terrace | 25 m² |
| Indoor parking | 2 | Double glazing | |
| Lift | | Security door | |
| Double flow ventilation | | Bike storage room | |
| Videophone | | Bus | |
| Shops | | Primary school | |
| Train station | | Town centre | |
| Highway | | Nursery | |
| Day care | | Hospital/clinic | |
| Metro | | Park | |
| Supermarket | | Taxi | |
| Tram | | PEB | 150 kW/m² |
| PEB category | C | EPC code | C- |

## MANDATORY INFO

| | |
|---|---|
| Building permit<br>Not announced | Summons and recovery claim<br>Not announced |
| Urban destination<br>Not announced | Pre-emption right<br>Not announced |
| Subdivision permit<br>Not announced | Flood prone area<br>Not announced |

## FINANCIAL

Price
€ 950.000

Victoire Junot

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