



€ 995.000 | ETTERBEEK | REF. 6288030



TERRACE SURFACE

 25 m<sup>2</sup>


LIVING SURFACE

 220 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3



GARAGES

1

## NEW 3 bedroom Duplex + terrace NEW - Tongres/Celtes area

 **Avenue de Tervueren 13, 1040 Etterbeek**

In a charming character building dating from 1913, this elegant 220-sq.m duplex apartment occupies the 4th and 5th (top) floors. Enjoy a breathtaking view of the Cinquantenaire arcades from your spacious living room. This level also includes a fully equipped kitchen, a dining room and a beautiful open-plan entrance area.

Upstairs, you'll find the three bedrooms (20 sq.m., 15 sq.m. and 15 sq.m.) and two bathrooms. A spacious roof terrace offers splendid views.

The location is ideal, with all essential amenities nearby: shopping streets, public transport, restaurants, renowned schools and pedestrian access to the European Institutions. For added convenience, cellars and parking spaces are also available for sale at an additional cost, the parking spaces being located at the rear of the building.

Sale subject to registration duty (12.5%). Viewing at your convenience. Call 02 / 375 10 10 or send an e-mail to [neuf@victoire.be](mailto:neuf@victoire.be).

## Characteristics

### GENERAL

Type	flat	City	Etterbeek
Price	€ 995.000	Living surface	220 m <sup>2</sup>
Terrace surface	25 m <sup>2</sup>	Bedrooms	3
Bathrooms	2	Shower rooms	1
Garages	1	Floor	4
Floors	5	Available	vanaf akte
Construction year	2023	State	renovated
Facades	2	Kitchen (type)	hyper equipped
Office	✓	Toilets	4
Heating	gas	Heating (type)	individual
Neighborhood	commercial environment	Neighborhood	commercial environment
Elevator	✓	Cellar	✓
PEB	151 kW/m <sup>2</sup>	Double glass	✓
EPC code	D	PEB category	D

### 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	not located in flood area

### FINANCIAL

Tenant charges	105 €
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