



€ 1.600 | ELSENE | REF. 6551837



LIVING SURFACE

96 m<sup>2</sup>

BEDROOMS

1



BATHROOMS

1

## Flat at Elsene

 **Rue du Prince Royal 37/EB2.2, 1050  
Elsene**


Between Louise and Porte de Namur, just steps away from shops, restaurants, and public transport, discover this stunning 1-bedroom duplex of 96 m<sup>2</sup>, nestled in a brand-new residence that blends modernity with energy efficiency. It features an entrance hall with a guest toilet and a laundry room (washer and dryer included), a bright living space with an impressive ceiling height and an open-plan fully equipped kitchen. Upstairs, a mezzanine bedroom with a dressing area and a beautiful bathroom with WC complete this exceptional property. A cellar and 2 bike parking spaces are also included. PEB: B. A gem that must be visited without delay! More information for a visit: [www.victoire.be](http://www.victoire.be) - 02: 375 10 10.

## Characteristics

### GENERAL

Type	flat	City	Elsene
Price	€ 1.600	Living surface	96 m <sup>2</sup>
Bedrooms	1	Bathrooms	1
Floor	2	Available	onmiddellijk
Construction year	2022	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	wall heating
Neighborhood	city Center	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	94 kW/m <sup>2</sup>
		PEB category	B

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	living park	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	not located in flood area

### FINANCIAL

Tenant charges	175 €	Rental deposit	2 months
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