



€ 475.000 | ELSENE | REF. 6602918



TERRACE SURFACE

 5 m²


LIVING SURFACE

 75 m²


BEDROOMS

2



BATHROOMS

2

Luxembourg/Flagey district, “EUROCROWN” Project - 2 bedroom flat + terrace

 **Rue du Trône 176, 1050 Elsene**

In the “EUROCROWN” project - a superb renovation of a beautiful old building, Victoire-JUNOT proposes this very attractive 2-bedroom apartment with a surface area of 75 sq.m. + 5 sq.m. terrace. Located on the 1st floor, it features the following layout: Entrance hall, spacious light-filled reception room with access to the terrace overlooking the quiet rear of the building, fully-equipped open kitchen with adjoining utility room. Small entrance hall with separate toilet, 2 bedrooms, each with en suite shower room.

The complex is a highly successful blend of contemporary architecture and the latest construction techniques, in compliance with 2025 energy standards. Your daily comfort will be assured by underfloor heating, heat pumps powered by photovoltaic panels, and ultra-efficient “ENERGY” windows. The kitchen and bathroom fittings have been carefully selected in an elegant, “urban chic” style.

The building has no parking facilities, but each apartment has a cellar and one bicycle parking space.

You'll enjoy an ideal location, between Luxembourg Square and the lively Place Flagey district.

Sale subject to registration fees (12,5 %).

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 475.000	Living surface	75 m ²
Terrace surface	5 m ²	Bedrooms	2
Bathrooms	2	Floor	1
Floors	4	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m ²
EPC code	A	PEB category	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	not located in flood area

FINANCIAL

