



TERRACE SURFACE

4.7 m²



LIVING SURFACE

55 m²



BATHROOMS

1

Project "UNIQ" in the heart of Brussels - New and ecological STUDIO'S !

 **Quai au Foin 59-65, 1000
Brussel**

A12 - 54,6 SQM - terrace 4,7 sqm

Studio on the first floor with terrace, with side view outside of the project

Living space + fully equipped kitchen

Sleeping area, bathroom and separate toilet

Technical/laundry room

The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A.

Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %).

The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the Place Ste Catherine and its typical Brussels atmosphere, it's daily market, its many stores and restaurants.

Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance.

Contact us quickly to obtain all the details on this new exceptional construction.

Characteristics


GENERAL

Type	flat
Price	€ 290.000
Terrace surface	4.7 m ²
Parkings (indoor)	1
Floors	6
Construction year	2025
Facades	2
Toilets	1
Heating (type)	individual
Neighborhood	central
Cellar	✓
Double glass	✓
EPC code	B

City	Brussel
Living surface	55 m ²
Shower rooms	1
Floor	1
Available	bij oplevering
State	new
Kitchen (type)	US hyper equipped
Laundry room	✓
Heating	underfloor heating partially
Neighborhood	city Center
Elevator	✓
PEB	95 kW/m ²
PEB category	B

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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