



TERRACE SURFACE

20.6 m<sup>2</sup>



LIVING SURFACE

108 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Project "UNIQ" in the heart of Brussels - 2 BEDROOM FLATS - new, and ecological apartments !

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

B01 - Duplex 107,9 sqm - terras 20,6 sqm

Designed as an independent apartment in the courtyard, this duplex flat features the living rooms on the ground floor, which are extended by a beautiful terrace and view on the garden; A separate toilet and the technical room / laundry room are also on the ground floor.

The 2 bedrooms are on the first floor with a nice bathroom + toilet. The largest bedroom benefits from a dressing room or an office space. Cellar and parking in extra.

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	City	Brussel
Price	€ 550.000	Living surface	108 m <sup>2</sup>
Terrace surface	20.6 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	6
Available	bij oplevering	Construction year	2025
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	city Center	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
		PEB category	A
EPC code	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

Under VAT	✓
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