



€ 485.000 | BRUSSEL | REF. 5548115



TERRACE SURFACE

12.7 m<sup>2</sup>



LIVING SURFACE

90 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**

A21 - 89,5 sqm and a terrace of 12,7 sqm

Very nice 2 bedroom flat inside the courtyard with 2 nice terraces well oriented. The living space comprises the dining room and the fully equipped kitchen.

2 bedrooms (on the quiet side), 1 shower room, 1 separate toilet, 1 technical/laundry room complete this flat. 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	€ 485.000	Living surface	90 m <sup>2</sup>
Terrace surface	12.7 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	6	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	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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