



TERRACE SURFACE

6.9 m<sup>2</sup>



LIVING SURFACE

104 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**

A44 - 103,6 sqm - 6,9 sqm Terrace

Beautiful 2 bedroom flat enjoying the light of the upper floors.

The living area with the fully equipped kitchen and dining room gives on the front with a nice terrace.

The bedrooms area the rear of the building, on the quiet side. 1 hall, 1 separate toilet, 1 bathroom + WC, 1 shower room, 1 technical space / laundry room complete the 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	€ 565.000	Living surface	104 m <sup>2</sup>
Terrace surface	6.9 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	4
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>
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

Under VAT	✓
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