



€ 315.000 | OUDERGEM | REF. 5552416



TERRACE SURFACE

12 m<sup>2</sup>



LIVING SURFACE

46 m<sup>2</sup>



BATHROOMS

1

## Project ANTHEA, Val Duchesse/Souverain - Studio + terrace

 **Boulevard du Souverain 360, 1160 Oudergem**

This luxurious new development, surrounded by greenery, is located on Boulevard du Souverain, opposite Parc de Val Duchesse, and comprises 48 units.

Victoire proposes this STUDIO on the ground floor - 46 sq.m. + terrace

View on the building entrance side, avenue des Nénuphars.

Beautiful living room, with super-equipped kitchen area in the middle and sleeping area

Separate WC - Shower room - Utility room - Cellar included.

Bright building, tree-lined gardens - superbly finished - luxurious interior fittings - minimal construction and consumption carbon footprint (solar panels will ensure electricity for the common areas, rainwater will be recovered for the common areas too).

1 large office space will be available on the first floor, while the basement includes 51 parking spaces (with charging station if required) and bicycle storage.

A sought-after, residential neighborhood with all the urban amenities you'd expect from your neighborhood within walking distance.

Sale under registration rights(12.5%) for the land part and under VAT for the construction part.


Contact Victoire for details: 02 375 1010 - new@victoire.be.

## Characteristics

### GENERAL

Type	flat	City	Oudergem
Price	€ 315.000	Living surface	46 m <sup>2</sup>
Terrace surface	12 m <sup>2</sup>	Shower rooms	1
Parkings (indoor)	1	Floors	7
Available	bij oplevering	Construction year	2026
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room	✓	Heating (type)	individual
		Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
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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