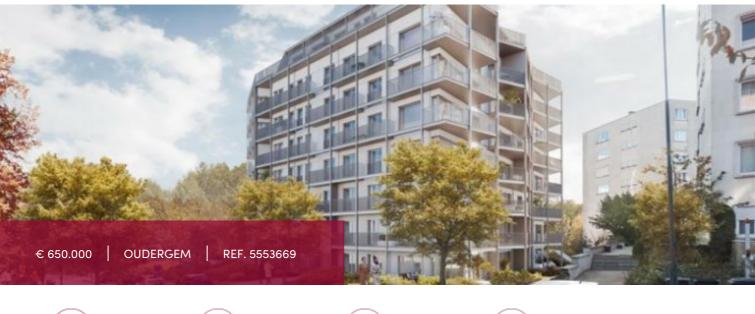


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# Project ANTHEA, Val Duchesse/Souverain - 2 bedroom flat + terrace

# 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 you 2-bedroom 1st floor corner flat, mostly overlooking the boulevard du Souverain.

Nice entrance hall with checkroom and separate toilet

Large living room with access to the terrace + fully equipped kitchen with pantry

1 bedroom with en suite bathroom and toilet

1 second bedroom with shower room

1 separate toilet - 1 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.



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# Characteristics

#### GENERAL

Туре	flat		
Price	€ 650.000		
Terrace surface	29 m²		
Bathrooms	1		
Parkings (indoor)	1		
Floors	7		
Construction year	2026		
Facades	2		
Toilets	2		
Heating (type)	individual		
Neighborhood	quiet		
Cellar	~		
Double glass	~		
EPC code	А		
	6		

City	Oudergem 109 m²			
Living surface				
Bedrooms	2			
Shower rooms	1			
Floor	1			
Available	bij oplevering			
State	new			
Kitchen (type)	US hyper equipped			
Laundry room	~			
Heating	floor heating			
Neighborhood	residential area			
Elevator	~			
PEB	45 kW/m²			
PEB category	A			

## MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	Flood prone area
Not announced	not located in flood area

# FINANCIAL

Under VAT		
$\checkmark$		



# SELL SERVICE

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