



€ 640.000 | OUDERGEM | REF. 5554246



TERRACE SURFACE

21 m<sup>2</sup>



LIVING SURFACE

108 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## Project ANTHERA, 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 2nd floor flat, overlooking Bd. du Souverain – Large East-facing terrace

Beautiful entrance hall with checkroom – Living room and dining with open-plan fitted kitchen (+ pantry) 38,4 sq.m. – 1 bedroom with an en suite bathroom – a second bedroom – showerroom with WC – 1 separate WC – 1 utility/laundry 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	€ 640.000	Living surface	108 m <sup>2</sup>
Terrace surface	21 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	7	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	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>
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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