



€ 805.000 | OUDERGEM | REF. 5565504



TERRACE SURFACE

34 m<sup>2</sup>



LIVING SURFACE

125 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## New Project ANTHERA - 3 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 this 3-bedroom corner flat overlooking the parc with a large South-East facing terrace.

1 large entrance hall with cloakroom, leading to the beautiful living room with south-east terrace surrounding the apartment - 1 super-equipped open kitchen

1 large master bedroom with dressing room and one en suite showerroom - 2 other bedrooms with view on the front of the building - one with an access to the terrace

1 extra shower room - 1 separate WC - 1 technical room/laundry room - 1 cellar.

Bright building, 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), tree-lined gardens.

1 large office space will be available on the below ground 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	€ 805.000	Living surface	125 m <sup>2</sup>
Terrace surface	34 m <sup>2</sup>	Bedrooms	3
Shower rooms	2	Parkings (indoor)	1
Floor	5	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	central	Neighborhood	woods
Cellar	✓	Elevator	✓
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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