€ 595.000 | **ELSENE** | **REF. 7001635**

TERRACE SURFACE	LIVING SURFACE	BEDROOMS	BATHROOMS
7 m²	107 m²	2	1

Luxembourg/Flagey district, "EUROCROWN" Project - 2 bedroom penthouse + terrace

📍 **Rue du Trône 176, 1050 Elsene**

In the "EUROCROWN" project - a fantastic metamorphosis of a beautiful old building, Victoire-JUNOT proposes this beautiful penthouse with a surface area of ± 107 sq.m. + 7 sq.m. terrace. Located on the top floor, the apartment is composed as follows: Entrance hall with guest toilet, spacious bright reception room giving access to the terrace with a beautiful unobstructed view, fully-equipped open kitchen, 2 bedrooms, each with its own shower room, laundry/utility room. The complex is a highly successful blend of contemporary architecture and the latest construction techniques, in compliance with 2025 energy standards. Your daily comfort will be assured by underfloor heating, heat pumps powered by photovoltaic panels, and ultra-efficient "ENERGY" windows. The kitchen and bathroom fittings have been carefully selected in an elegant, "urban chic" style. The building has no parking facilities, but each apartment has a cellar and one or two bicycle parking spaces.
You'll enjoy an ideal location, between Luxembourg Square and the lively Place Flagey district.
Sale subject to VAT (21%) as this is a new additional floor.

Characteristics

GENERAL

Type	flat	City	Elsene
Price	€ 595.000	Living surface	107 m²
Terrace surface	7 m²	Bedrooms	2
Bathrooms	1	Floor	4
Floors	4	Available	bij oplevering
Construction year	2025	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	underfloor heating partially	Heating	hot air pump
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
		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
✓