



€ 1.225.000 | BRUSSEL | REF. 7219629



TERRACE SURFACE

5 m<sup>2</sup>



LIVING SURFACE

235 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



GARAGES

1

## Superb 2-bedroom penthouse facing Cinquantenaire Park

 Rue de la Loi 235, 1000 Brussel

Brussels: Fabulous penthouse with a view of the arcades of Parc du Cinquantenaire, just steps away from Schuman roundabout, shops, schools, metro, train station, and city access. Located on the 10th floor of a building constructed in 1938, this penthouse offers a surface area of  $\pm 235\text{m}^2$ . Completely renovated in 2017, contemporary architecture combines here with luxury and quality, providing all the comfort you could dream of. The apartment features polished concrete flooring throughout, numerous built-in closets, an entrance hall with a reinforced door, a cloakroom, and a guest toilet. Spacious reception areas with a fireplace, a corner terrace, a fully equipped kitchen (MIELE appliances) with a breakfast nook, a service entrance with an elevator and reinforced door. The night hall leads to two en-suite bedrooms, one with a dressing room and bathroom, and the other with a shower room. New wiring, compliant electricity, LED lighting, and dimmers throughout.

On the ground floor, the property is complemented by a maid's room (16m<sup>2</sup>), two cellars in the basement, and possibility to buy a large garage 50.000 euros)

## Characteristics

### GENERAL

Type	flat	City	Brussel
Price	€ 1.225.000	Living surface	235 m <sup>2</sup>
Terrace surface	5 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Garages	1	Floor	10
Floors	10	Available	vanaf akte
Construction year	1936	State	Very good state
Facades	3	Kitchen (type)	US hyper equipped
Toilets	3	Laundry room	✓
Heating (type)	collective	Heating	gas (centr. heat.)
Neighborhood	Free sight	Neighborhood	city Center
Cellar	✓	Elevator	✓
Double glass	✓	PEB	208 kW/m <sup>2</sup>
EPC code	20250121-0000702084-01-2	PEB category	D

### 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

Property tax
2980.78 €

