

€ 1.650 | ELSENE | REF. 7258044



TERRACE SURFACE

8 m<sup>2</sup>



LIVING SURFACE

95 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## Flat at Elsene

 **Rue des Chevaliers 15/BM1, 1050 Elsene**

Exclusive – Elegant flat in the Toison d'Or district

Victoire Junot is delighted to present this superb flat of ±95 m<sup>2</sup>, ideally located in one of the most sought-after districts of Brussels. Nestled in a recent building with a contemporary design, it stands out for its refined architecture and spaces designed for the comfort of its residents. The complex offers a large landscaped interior garden, two nurseries, numerous local shops and secure underground parking, providing a rare quality of life in the heart of the European capital.

The flat is centred around a bright living room of approximately 38 m<sup>2</sup>, extended by a south-facing terrace of approximately 8 m<sup>2</sup> with an unobstructed view of the communal garden, a true haven of peace in an urban setting. The fully equipped open-plan kitchen, both functional and elegant, blends harmoniously into the living space.

The sleeping area comprises two bedrooms, one measuring ±15 m<sup>2</sup> and the other ±8 m<sup>2</sup>, ideal for a family, an office or a guest room. A spacious bathroom, a practical laundry room and a private cellar complete the property. An additional parking space for €100.

The high-quality finishes, combined with an excellent EPC rating of B, guarantee comfort and energy efficiency.

This flat is a rare opportunity for those seeking both the dynamism of the city and the serenity of a green setting

## Characteristics


### GENERAL

Type	flat
Price	€ 1.650
Terrace surface	8 m²
Bathrooms	1
Floors	6
Construction year	2015
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	city Center
Double glass	✓

City	Elsene
Living surface	95 m²
Bedrooms	2
Floor	2
Available	mits inachtneming huurders
State	Very good state
Toilets	1
Heating (type)	collective
Heating	gas (centr. heat.)
Elevator	✓
PEB	73 kW/m²
PEB category	B

### MANDATORY INFO

Building permit	Not announced
Urban destination	living park
Subdivision permit	Not announced

Summons and recovery claim	no legal correction or administrative measure imposed
Pre-emption right	Not announced
 Flood prone area	not located in flood area

### FINANCIAL

Tenant charges	300 €
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