



€ 770.000 | BRUSSEL | REF. 7274182



TERRACE SURFACE

11.2 m²



LIVING SURFACE

133 m²



BEDROOMS

2



BATHROOMS

2

"GEM" Project - Royal Palace neighborhood - 2 bedroom flat + terrace

 **Rue de la Pépinière 16-32, 1000 Brussel**

Victoire-Junot proposes this spacious 133.4 sq.m. 2-bedroom, crossing apartment on the 1st floor with terrace, in the upscale

"GEM" real estate project located on rue de la Pépinières, next to the Palais Royal gardens. It features as follows:

Attractive entrance hall with checkroom and guest WC, plus laundry/technical room. It opens onto a large living room with dining area and superbly equipped open kitchen. The whole is extended by a pleasant terrace.

Night hall, 1 shower room (with shower, single washbasin and WC), 2 bedrooms of 17.4 and 13.7 m². The master bedroom has its own bathroom (with bath, double washbasin and WC). Cellar included and parking mandatory at extra cost. EPC A- to B+.

This prestigious area is a place steeped in history and charm, offering a unique blend of tradition and quality modern living, where life on foot has taken off in a big way.

To the rear, in perfect harmony with the natural elements used for the construction, a private garden offers greenery, space and freshness, welcome in the heart of the city !


Sale under registration tax of 12.5%. Delivery scheduled for summer 2027.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 770.000	Living surface	133 m²
Terrace surface	11.2 m²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	6
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	individual
		Heating	gas
Neighborhood	quiet	Neighborhood	central
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
		PEB category	A
EPC code	A		

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

