

€ 750.000 | BRUSSEL | REF. 7287082



TERRACE SURFACE

14 m<sup>2</sup>



LIVING SURFACE

130 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1

## Brussels – Sablon – Exceptional 1-Bedroom Penthouse

 **Rue des Petits Carmes 24C, 1000 Brussel**

Brussels: Sablon – Victoire – Junot is proud to present, as a sole agent, this exceptional penthouse of ±130 m<sup>2</sup> with terrace, located in the prestigious “Passacaille” residence. Situated on the 5th floor, the apartment features an entrance hall with armored door, videophone, alarm system, guest toilet, cloakroom, and a spacious, light-filled living room with floor-to-ceiling windows opening onto an East-Southwest facing terrace of ±14 m<sup>2</sup>. There is also a dedicated office area and a fully equipped open-plan kitchen with central island.


The entire apartment has been tastefully designed and furnished by interior decorator Esther Gutmer, with top-of-the-range finishes throughout. It includes one bedroom with a walk-in dressing room and a contemporary shower room. Large cellar. Possibility to buy a private underground parking space (35.000 euros). Live exceptionally at Résidence "Passacaille". Residents enjoy exclusive access to a private swimming pool, a fully-equipped fitness room on the ground floor, and beautifully landscaped interior gardens, offering a refined, secure, and serene lifestyle. Ideally located in a prestigious and tranquil neighborhood, just steps from Egmont Park, luxury boutiques, and gourmet restaurants, the residence combines urban elegance and calm sophistication. Energy performance: PEB D

# Characteristics

## GENERAL

Type	flat	City	Brussel
Price	€ 750.000	Living surface	130 m²
Terrace surface	14 m²	Bedrooms	1
Bathrooms	1	Parkings (indoor)	1
Floor	5	Floors	5
Available	vanaf akte	Construction year	2007
State	Very good state	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Heating (type)	collective	Heating	condensation
Neighborhood	central	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	175 kW/m²
		PEB category	D
EPC code	20250523-TEST		

## 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 announced

## FINANCIAL

