



LIVING SURFACE

85 m²

BEDROOMS

1



BATHROOMS

1

Toison d'Or: beautiful one-bedroom apartment

📍 **Boulevard de Waterloo 53, 1000 Brussel**

Located in a prestigious area, just steps from the Palais de Justice and only a 10-minute walk from the Gare du Midi, this charming apartment boasts an exceptional location. You'll enjoy direct access to the Sablon, Avenue Louise, and all the amenities of the city center, in a lively yet refined environment. Ideally positioned on the 3rd floor of a well-maintained, high-standing building, and surrounded by luxury boutiques, Victoire-Junot is proud to offer you this exclusive property of approximately 87 m² gross, combining brightness,

The apartment features: A welcoming entrance hall, A bright and spacious living room of approx. 38 m², A fully equipped kitchen, One comfortable bedroom with walk-in closet, A bathroom, A separate toilet, A large cellar in the basement for additional storage, (EPC): E+ This is an ideal property as a pied-à-terre, investment, or main residence, in the heart of one of Brussels' most sought-after neighborhoods.

Characteristics

GENERAL

Type	flat	City	Brussel
Price	€ 360.000	Living surface	85 m ²
Bedrooms	1	Bathrooms	1
Floor	3	Floors	9
Available	vanaf akte	Construction year	1950
State	To be refreshed	Kitchen (type)	semi fitted
Toilets	2	Heating (type)	collective
Heating	gas (centr. heat.)	Neighborhood	central
Cellar		Elevator	
PEB	248 kW/m ²	PEB category	E

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

Tenant charges
425 €

