



€ 3.140.000 | STERREBEEK | REF. VILLA "CUBES"



LIVING SURFACE

492 m²



BEDROOMS

4



BATHROOMS

3



TERRACE SURFACE

125.53 m²

7 stunning villas on "the National" Golf course

 **33 du Roy de Bliquy laan, 1933 Sterrebeek**

The last part of this project development on the magnificent STEREA site, has been launched. Victoire offers 3 villas style « CUBES » which are developed on 2 levels + the basement. The groundfloor welcomes a beautiful entrance hall, with checkroom, a guest toilet, an office and the staircase leading to the first floor. It opens on the front onto a green patio, then on one side towards the kitchen, the breakfast room and the pantry and on the other side towards the wide and luminous living spaces. The south-facing terraces extend the house nicely and offer an unobstructed view of the golf course, the green spaces and the ponds. The first floor includes 4 bedrooms. The master bedroom and a second one with bathrooms en suite, both have a direct access to separate back terraces. The two other bedrooms share a shower room. The basement welcomes 2 cellars and a large technical room. This fabulous project, nestled in nature, is designed to provide an excellent living environment full of serenity, with high quality architecture and sober and "green-minded" finishes. The "ideal heat" comfort throughout the seasons will be provided by the brand-new geothermal technology. The site, which extends over 80 ha, is located on the eastern side of Brussels, near Wezembeek-Oppem, the Tervuren park and international schools. Last but not least, the exceptional advantage is that you'll enjoy the immediate vicinity of the golf course "The National" and the future David Lloyd's fitness club. Stores and restaurants will complete the perfect convenience of this new complex guarantying well-being and individual and collective comfort adapted to nowadays' family or leisure lifestyle. Sale under VAT and registration. A visit is essential to feel the project. For more information, contact us at 02/375 1010 / new@victoire.be.

Characteristics

GENERAL

Type	House
Price	€ 3.140.000
Terrace surface	125.53 m²
Bedrooms	4
Shower rooms	2
Available	To be agreed
Construction year	2025
Facades	4
Bedroom	12.93 m²
Bedroom	19.9 m²
Office	18.19 m²
Lavatory	3
Terrace	125.53 m²
Intercom	
Double glazing	
Intercom	
Double glazing	
Shops	
Sport center	
Highway	
Day care	
Hospital/clinic	
Park	
Tennis	
Possibility of connecting : Water / Gas / Electricity	
EPC code	65,6

City	Sterrebeek
Living surface	492 m²
Heating	Geothermal
Bathrooms	1
Floors	2
Available	15-07-2026
State	New
Bedroom	17.3 m²
Bedroom	11.76 m²
Kitchen	45.76 m²
Shower room	2
Land	1253 m²
Living room/dining area	70 m²
Videophone	
Disabled access	
Videophone	
Bus	
Primary school	
Airport	
Nursery	
Golf	
Doctor	
Taxi	
University	
PEB	65.6 kW/m²
PEB category	A

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 3.140.000

