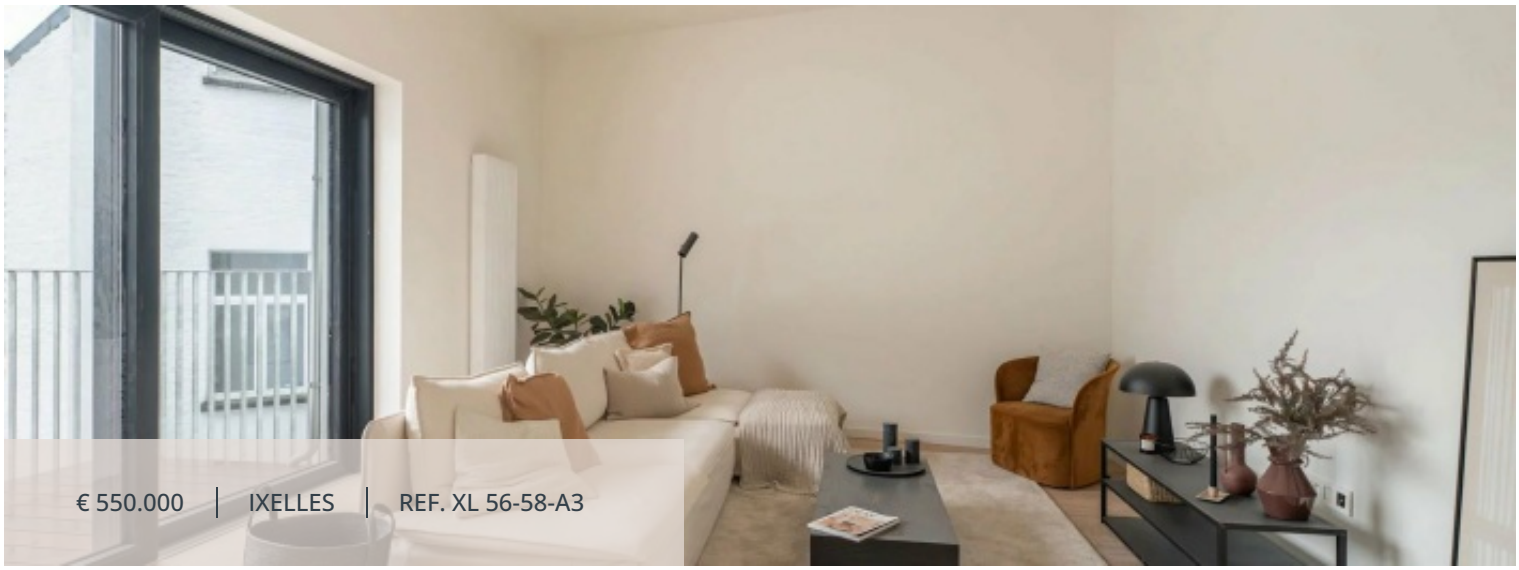
SELL SERVICE
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LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
96.9 m²	2	2	4.5 m²

Heart of XL – Beautiful 2-bedroom apartment with rear terrace

Chaussée d'Ixelles 56-58, 1050 Ixelles

Victoire Junot presents this brand-new two-bedroom apartment, featuring a rear terrace and located on the third floor of this completely rebuilt building behind its original façade. This 96.8 sqm² apartment is laid out as follows: An entrance hall welcomes you and opens onto the spacious rear living area, which includes a fully equipped open kitchen (with laundry space), a dining area and a living room. The whole space extends onto a small terrace and overlooking a green roof. The night hall, with separate toilet, leads to two well-sized bedrooms, each with its own shower room. The apartment also benefits from an impressive ceiling height of 3.22 m. The renovation was carried out according to the 2026 energy standards, ensuring performance and durability. The apartment offers all the comfort of NEW construction: individual gas boiler, high-performance wooden frames at the front/PVC frames at the rear, and quality finishes. Kitchens and bathrooms were selected in an elegant and contemporary style. The building has no parking, no cellar and no lift. The sale is subject to the 6% VAT regime. The location is ideal on Chaussée d'Ixelles, just steps away from Place Fernand Cocq — an urban, lively neighbourhood perfect for city lovers!

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 550.000	Living surface	96.9 m²
Terrace surface	4.5 m²	Heating	Gas
Bedrooms	2	Bathrooms	2
Floor	3 / 4	Available	Free
Construction year	2026	State	New
Facades	2	Bedroom	14.52 m²
Bedroom	12.61 m²	Bathroom	2
Terrace	4.5 m²	Living room/dining area	38.84 m²
Intercom		Double glazing	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Movies	
Nursery		Secondary school	
Day care		Hospital/clinic	
Doctor		Metro	
Convention center		Park	
Supermarket		Taxi	
Tram		University	
Possibility of connecting : Water / Gas / Electricity		PEB	85 kW/m²
		PEB category	B
EPC code	B		

MANDATORY INFO

Building permit Not announced	Summons and recovery claim Not announced
Urban destination Not announced	Pre-emption right Not announced
Subdivision permit Not announced	Flood prone area Non-flood zone

FINANCIAL

Price
€ 550.000

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