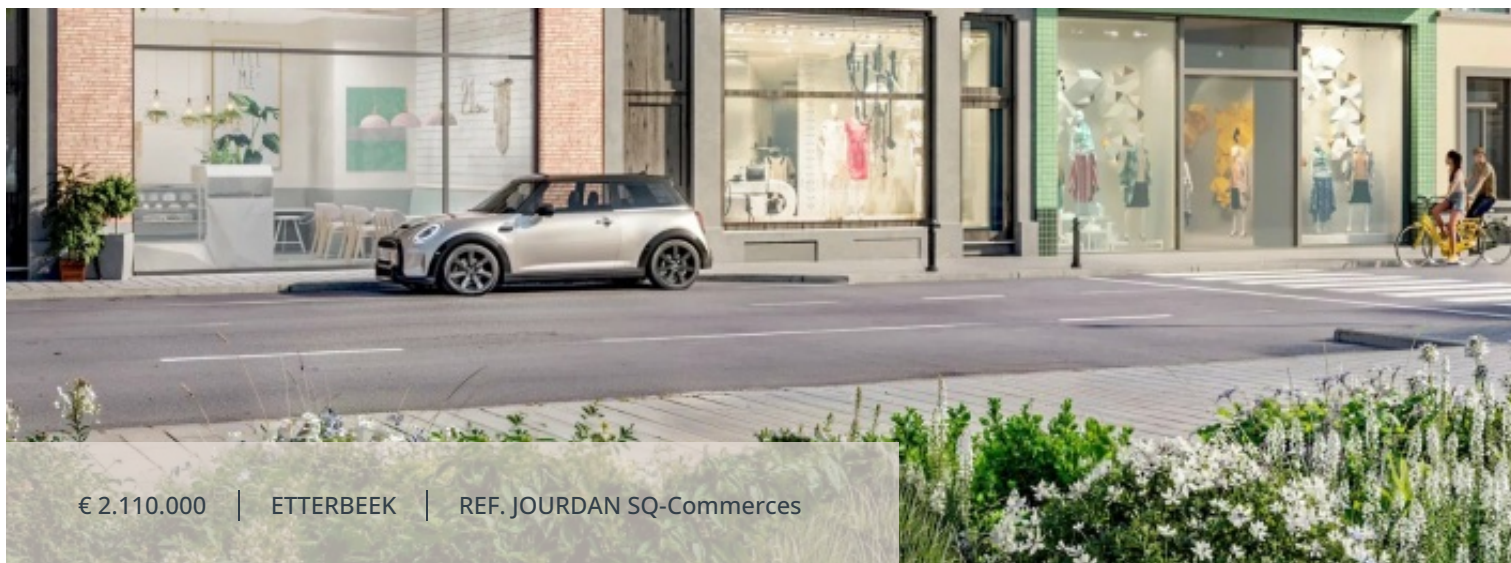




€ 2.110.000 | ETTERBEEK | REF. JOURDAN SQ-Commerces



LIVING SURFACE

649 m<sup>2</sup>

## JOURDAN SQUARE - Large 649 m<sup>2</sup> retail space in the vibrant heart of Etterbeek

 **DE L'ETANG 121 RUE, 1040 Etterbeek**

Victoire-Junot is exclusively offering this magnificent 30-unit project, which also includes 1 large 649 m<sup>2</sup> retail space and a 93 m<sup>2</sup> professional space - a new living space full of character, located in Etterbeek, in the immediate vicinity of the European district. The 649 m<sup>2</sup> retail space is located at the center of the project, with an entrance on Rue de l'Etang. Some of the existing facades and structures will be preserved, offering a unique architectural charm. The project is designed by the developer Propintra SA and the architectural firm NEST ARCHITECTS (a collaboration crowned with success by some very fine recent projects in Brussels). The Place Jourdan district is a busy, pleasant place to live, enhanced by the green spaces of Parc Léopold and Jardins Louis Hap, as well as a wide range of high-quality shops. Whether for work or as a rental investment, this project represents a unique opportunity in this pleasant commune of Brussels. Delivery is scheduled for the end of 2027. Sold under RR (12.5%) and VAT (21%).

# Characteristics

## GENERAL

|                 |             |                   |              |
|-----------------|-------------|-------------------|--------------|
| Type            | Business    | City              | Etterbeek    |
| Price           | € 2.110.000 | Living surface    | 649 m²       |
| Floors          | 3           | Available         | To be agreed |
| Available       | 30-06-2027  | Construction year | 2027         |
| State           | New         | Facades           | 2            |
| Disabled access |             | Double glazing    |              |
| Disabled access |             | Shops             |              |
| Bus             |             | Town centre       |              |
| Primary school  |             | Secondary school  |              |
| Hospital/clinic |             | Doctor            |              |
| Park            |             | Supermarket       |              |
| Taxi            |             | Town centre       |              |

## 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

|             |
|-------------|
| Price       |
| € 2.110.000 |

