



€ 525.000 | BRUXELLES | REF. GEM-B44-1CH



LIVING SURFACE

77.6 m²



BEDROOMS

1



BATHROOMS

1



TERRACE SURFACE

8.4 m²

"GEM" Project - Royal Palace neighborhood - 1 bedroom flat + terrace

 Rue de la Pépinière 16-32, 1000 Bruxelles


Victoire-Junot proposes this 75 sq.m. 1-bedroom apartment with terrace, on the front 4th floor, in the upscale "GEM" real estate project located rue de la Pépinières, next to the Palais Royal gardens. It features : An Attractive entrance hall with guest WC, and checkroom area opening onto the pleasantly bright living room, with dining area and a separate super-equipped kitchen. These 2 rooms are pleasantly extended by the 8.4 sq. m. SOUTH-facing terrace; the 14.1 sq. m. bedroom has an en suite shower room (with single washbasin and shower) and a laundry room adjoining this shower room. Cellar included and parking mandatory at extra cost. EPC A- to B+. This prestigious area is a place steeped in history and charm, offering a unique blend of tradition and quality modern living, where life on foot has taken off in a big way. To the rear, in perfect harmony with the natural elements used for the construction, a private garden offers greenery, relaxing spaces and freshness, welcome in the heart of the city ! Sale under registration tax of 12.5%. Delivery scheduled for summer 2027.

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 525.000	Living surface	77.6 m ²
Terrace surface	8.4 m ²	Heating	Gas
Bedrooms	1	Bathrooms	1
Floor	4 / 6	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	14.1 m ²	Terrace	8.4 m ²
Living room/dining area	33.2 m ²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		PEB	45 kW/m ²
PEB category	A	EPC code	A

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	€ 525.000
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