



€ 630.000 | BRUXELLES | REF. UNIQ-A11



LIVING SURFACE

128 m²



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

18 m²

Project "UNIQ" in the heart of Brussels - New and ecological 3 BEDROOM apartment (model flat) !

 **Quai au Foin 59-65, 1000 Bruxelles**

A11 (model appartement) - 130 sqm - 3 terraces totalising about 18 sqm Splendid 3 bedroom flat in the courtyard with views over the inside garden . Beautiful hall with cloakroom and a separate toilet, the living space including the fully equipped kitchen and the dining room benefits from an opening on 2 terraces. The 3 bedrooms are on the other side of the flat, all have an access to the 3rd terrace. 1 shower room + WC adjoining the main bedroom, 1 separate bathroom, 1 technical room/laundry room complete this flat. (cellar and parking in extra). Comes painted (clean coat) + lighting pack. The project will be cost effective and sustainable in its construction as well as in its thermal and acoustic insulation with EPB A-. Sale under VAT on the construction (poss. 6 % under conditions + abattement) and registration on the land (12,5 %). The day-to-day life, in the heart of the "pedestrian" pentagon, will invite you to stroll along the old docks, just a stone's throw from the Place Ste Catherine and its typical Brussels atmosphere, it's daily market, its many stores and restaurants. Points of interest or cultural sites such as the National Theatre, the KVS, the Flemish Theatre or the cinemas are also within walking distance. Contact us quickly to obtain all the details on this new exceptional construction.

Characteristics

GENERAL

Type	Apartment	City	Bruxelles
Price	€ 630.000	Living surface	128 m²
Terrace surface	18 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Floor	1 / 6	Available	Free
Construction year	2025	State	New
Facades	2	Bedroom	14.7 m²
Bedroom	12.2 m²	Bedroom	10 m²
Bathroom	2	Lavatory	2
Terrace	18 m²	Living room/dining area	41.8 m²
Intercom		Lift	
Disabled access		Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Security door	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Movies		Nursery	
Secondary school		Day care	
Doctor		Metro	
Convention center		Park	

Supermarket

Taxi

Possibility of connecting : Water /
Gas / Electricity

PEB

45 kW/m²

EPC code

A-

PEB category

A

MANDATORY INFO

Building permit
License issued

Summons and recovery claim
Not announced

Urban destination
Zone d'habitat d'intérêt culturel, historique et/ou esthétique

Pre-emption right
There is no pre-emption right for spatial planning

Subdivision permit
Subdivision permit

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 630.000

