



€ 1.535.000 | ETTERBEEK | REF. JOURDAN SQUARE-A02



LIVING SURFACE

237 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3



TERRACE SURFACE

10 m<sup>2</sup>

## JOURDAN SQUARE - Splendid 4 bedroom duplex with terrace and garden

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


Victoire-Junot is pleased to present this exclusive 30-unit project, a new living experience full of character, located in Etterbeek, in the immediate vicinity of the European Quarter. This exceptional apartment features as follows : Entrance hall with coatroom, guest WC, utility room and laundry room. The first, very beautiful bedroom with en suite shower room (with shower/single bassin and WC) overlooks the garden. The beautiful living area includes a superbly equipped corner kitchen with central island, a vast living room and dining room, extending onto the terrace and garden. Upstairs are the 3 other bedrooms, the largest of which benefits from an en-suite shower room (with toilet, shower and double washbasin), while the other 2 share a bathroom (with bath and single washbasin). The pleasant night hall features a sitting area and a 4th toilet (separate). Sustainable building materials, attractive landscaping of the inner courtyards, excellent energy performance for the ensemble. The Place Jourdan district stands out for its convivial atmosphere and quality of life, enhanced by the green spaces of Parc Léopold and Jardins Louis Hap, as well as by its quality and wide range of shops. When it comes to culture, you're just a stone's throw from museums, theaters and leading schools. This project is designed by the developer Propintra SA and the architectural firm NEST ARCHITECTS (a collaboration rewarded by some very fine recent projects in Brussels). Whether as for living or a rental investment, this project is an unique opportunity in this pleasant commune of Brussels. Delivery is scheduled for the end of 2027.

## Characteristics

### GENERAL

Type	Apartment	City	Etterbeek
Price	€ 1.535.000	Living surface	237 m <sup>2</sup>
Terrace surface	10 m <sup>2</sup>	Heating	Heat pump
Bedrooms	4	Bathrooms	3
Floors	3	Available	To be agreed
Available	31-12-2027	Construction year	2027
State	New	Facades	2
Bedroom	4	Bathroom	3
Lavatory	4	Terrace	10 m <sup>2</sup>
Garden	104 m <sup>2</sup>	Intercom	
Videophone		Double glazing	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Town centre		Nursery	
Secondary school		Hospital/clinic	
Metro		Park	
Supermarket		Taxi	
PEB	45 kW/m <sup>2</sup>	PEB category	A
EPC code	A		

### 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	Potential flood zone

### FINANCIAL

Price
€ 1.535.000



