



€ 6.400 | ETTERBEEK | REF. YM-6-515



LIVING SURFACE

515 m²



BEDROOMS

4



BATHROOMS

4



TERRACE SURFACE

600 m²

Apartment at Etterbeek

 **DE L'ARMÉE 6 AVENUE/AC5/AD5, 1040 Etterbeek**


Well presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire Junot presents this exceptional duplex penthouse of ±515 m², enhanced by a spectacular 600 m² suspended garden, perched on the 6th and 7th floors and offering 360° panoramic views over Brussels. A truly unique location in Etterbeek, between Montgomery and Merode. The apartment features vast, light-filled reception areas, a separate fully equipped kitchen with a breakfast corner, and four luxurious suites, each with its own bathroom and dressing room. The impressive volumes elegantly combine the prestige of a "maison de maître" reinterpreted in a resolutely contemporary style, integrating the latest technologies and flawless finishes crafted from premium materials. Ultimate comfort thanks to the double-flow ventilation system, full home automation, alarm system, videophone, fiber optics, and personal concierge service. Cellar included. To be discovered at Victoire - Junot - www.victoire.be - Tel: 02 375 10 00

Characteristics

GENERAL

Type	Apartment	City	Etterbeek
Price	€ 6.400	Living surface	515 m ²
Terrace surface	600 m ²	Heating	Gas
Bedrooms	4	Bathrooms	1
Shower rooms	3	Floor	5 / 6
Available	Free	Renovation year	2025
State	Excellent condition	Facades	4
Bedroom	26 m ²	Shower room	3
Lavatory	4	Terrace	600 m ²
Living room/dining area	160 m ²	Intercom	
Videophone		Double glazing	
Lift		Security door	
Freezer		Oven	
Microwave oven		Hob	
Tableware		Bus	
Shops		Primary school	
Train station		Highway	
PEB	259 kW/m ²	PEB category	E
EPC code	20111017-0000024065-01-4		

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 € 6.400	Expenses 800 €
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