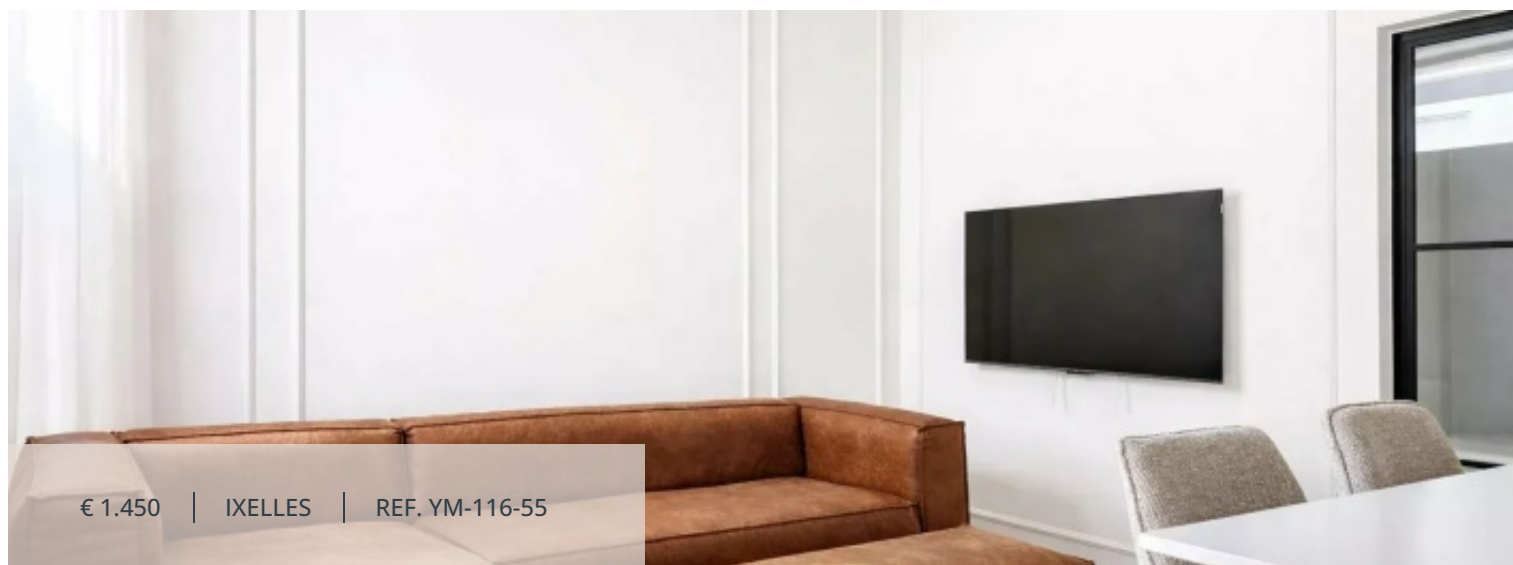




€ 1.450 | IXELLES | REF. YM-116-55



LIVING SURFACE

55 m²



BEDROOMS

1



BATHROOMS

1

Apartment at Ixelles

 **DU VIADUC 116 RUE/CP, 1050 Ixelles**

Presented by Yanis Morsa: 0487 71 46 10 / yanis.morsa@victoire.be Victoire-junot offers you this very beautiful furnished 1-bedroom apartment with an area of 55 m². Located on the ground floor, it consists of: an entrance hall leading to a beautiful bedroom with built-in storage and access to the outdoor courtyard, a shower room with WC, and a pleasant living room. The living room opens onto a large, spacious, and highly equipped kitchen with a large work surface that can also serve as a dining table. The entire building combines contemporary architecture with the latest construction techniques, compliant with the 2025 energy standards. Your daily comfort will be ensured by underfloor heating, heat pumps powered by photovoltaic panels, and ultra-efficient "ENERGY" frames. The kitchen and sanitary equipment have been carefully selected in an "urban chic" spirit. The building does not have parking, but each apartment benefits from a cellar and one or two bicycle storage spaces. You will enjoy an ideal location, between Square du Luxembourg and the lively Place Flagey district. Available exclusively at Victoire - Junot - www.victoire.be - Tel: 02 375 10 00

Characteristics

GENERAL

Type	Apartment
Price	€ 1.450
Heating	Heat pump
Bathrooms	1
Furnished	
Available	01-01-2027
State	New
Bedroom	10 m²
Courtyard	15 m²
Living/dining/kitchen area	35 m²
Double glazing	
Sliding windows	
Photovoltaic panels	
Double flow ventilation	
Fire alarm system	
Optical fiber	
Freezer	
Microwave oven	
Dishwasher	
Refrigerator	
Television	
Bus	
Movies	
Nursery	
Secondary school	
Hospital/clinic	
Metro	
On main road	
University	
PEB category	B

City	Ixelles
Living surface	55 m²
Bedrooms	1
Floors	4
Available	Occupied
Construction year	2026
Facades	2
Bathroom	5 m²
Hall	5 m²
Water softener	
Aluminum window	
Furnished	
Connected thermostat	
Outdoor lighting	
Lift	
Videophone	
Oven	
Washing machine	
Hob	
Clothes dryer	
Highway	
Town centre	
Shops	
Primary school	
Day care	
Doctor	
Park	
Supermarket	
PEB	52 kW/m²

MANDATORY INFO

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Non-flood zone

FINANCIAL

Price
€ 1.450

Deposit
3200 €

Expenses
75 €

