SELL SERVICE
info@victoire.be
+32 (0)2 375 10 10



€ 395.000 | IXELLES | REF. ETE-4-1.2

| LIVING SURFACE | BEDROOMS | BATHROOMS |
|---|---|---|
| 52 m² | 1 | 1 |

# Ixelles, Boendael/University district – Beautiful new studio apartment, very well designed.

**1050 Ixelles**

Victoire Junot presents this beautiful new studio++ apartment on the 1st floor of a small building, perfectly laid out and tastefully constructed with great attention to detail. At the front, facing the street, you will find a bright living area with a fully equipped kitchen. The sleeping area with en-suite shower room is located at the rear and enjoys a pleasant open view with no overlooking neighbours. A separate guest toilet with storage space completes the property. A cellar (Nr. 9) and a bicycle storage area are included. Residents also benefit from a welcoming shared space overlooking the inner garden, ideal for remote working or entertaining guests. Located in a sought-after, quiet and convenient neighbourhood, with all amenities within walking distance, this property is ideal as a first purchase or as an investment. Contact: +32 2 375 10 10 – new@victoire.be

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Ixelles |
| Price | € 395.000 | Living surface | 52 m² |
| Heating | Heat pump | Bedrooms | 1 |
| Shower rooms | 1 | Floor | 1 / 4 |
| Available | Free | Construction year | 2026 |
| Renovation year | 2026 | State | New |
| Facades | 2 | Double glazing | |
| Internet | | Photovoltaic panels | |
| Double flow ventilation | | Fire alarm system | |
| Common laundry | | Concierge | |
| Bike storage room | | TV distribution | |
| Intercom | | Security door | |
| Lift | | Air-conditioning | |
| Connected thermostat | | Triple glazing | |
| Disabled access | | Highway | |
| Bus | | Town centre | |
| Shops | | Nursery | |
| Primary school | | Secondary school | |
| Day care | | Train station | |
| Hospital/clinic | | Doctor | |
| Park | | On main road | |
| Sport center | | Supermarket | |
| Taxi | | Tennis | |
| Tram | | University | |
| PEB | 45 kW/m² | 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
€ 395.000

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