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



LIVING SURFACE	BEDROOMS	BATHROOMS
47 m²	1	1

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

1050 Ixelles

Victoire Junot presents this beautiful new studio++ on the 3rd floor of a small building, perfectly laid out and tastefully designed with great attention to detail. At the front, on the street side, the apartment features a bright living area with a fully equipped kitchenette (without dishwasher). The separate sleeping area with en-suite shower room is located at the rear. A guest toilet and a separate storage space complete the property. A cellar (nr. 2) and a bicycle storage area are included. Residents also benefit from a welcoming shared space overlooking the interior 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 an investment opportunity. Contact: 02 / 375 1010 – new@victoire.be

Characteristics

GENERAL

Type	Apartment	City	Ixelles
Price	€ 395.000	Living surface	47 m²
Heating	Heat pump	Bedrooms	1
Shower rooms	1	Floor	3 / 4
Available	Free	Construction year	2026
Renovation year	2026	State	New
Facades	2	Bedroom	9 m²
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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