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€ 780.000 | IXELLES | REF. SPRING GARDENS-DUPLEX 2CH

| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 145 m² | 2 | 1 | 10 m² |

# SPRING GARDENS – Beautiful New 2-Bedroom Duplex with Terrace

**1050 Ixelles**

Victoire Junot presents this beautiful two-bedroom duplex apartment, set within a fully renovated Brussels townhouse. Its carefully designed layout offers both functional and welcoming living spaces. Upon entering, you are welcomed by the dining area, enhanced by a fully equipped kitchen, which flows seamlessly into the bright living room and extends onto the terrace. The sleeping area is located on the upper floor and comprises two bedrooms, a spacious bathroom and a separate guest toilet. A private cellar and a bicycle storage room are included. An indoor parking space is available at an additional cost. This sustainable renovation stands out for the quality of its materials, its excellent finishes and its energy performance (EPC B/C). Heating and domestic hot water are provided by a gas-fired boiler with radiators. Sale subject to 12.5% registration duties. Ideally located in one of Ixelles' most vibrant and sought-after neighbourhoods, this apartment offers a comfortable, contemporary and high-quality living environment.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Ixelles |
| Price | € 780.000 | Living surface | 145 m² |
| Terrace surface | 10 m² | Heating | Heat pump, Geothermal |
| Bedrooms | 2 | Bathrooms | 1 |
| Floor | 1 / 3 | Available | To be agreed |
| Available | 28-12-2026 | Construction year | 2026 |
| State | New | Facades | 2 |
| Bedroom | 9 m² | Bedroom | 14.6 m² |
| Terrace | 10 m² | Living room/dining area | 25 m² |
| Equipped kitchen | 25 m² | Lavatory | 2 |
| Double glazing | | Photovoltaic panels | |
| Bike storage room | | Intercom | |
| Videophone | | Sliding windows | |
| Double flow ventilation | | Lift | |
| Security door | | Airport | |
| Highway | | Town centre | |
| Shops | | Primary school | |
| Secondary school | | Day care | |
| Train station | | Hospital/clinic | |
| Lake | | Doctor | |
| Metro | | Convention center | |
| Public pool | | Sea port | |
| On main road | | Sport center | |
| Supermarket | | Taxi | |
| University | | Nursery | |
| Bus | | Bus hub | |
| PEB | 50 kW/m² | PEB category | B |
| EPC code | B | | |

## 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
€ 780.000

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