



€ 6.400 | ETTERBEEK | REF. YM-6-515- New



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 m²
Terrace surface	600 m²	Heating	Gas
Bedrooms	4	Bathrooms	1
Shower rooms	3	Floor	5 / 6
Available	Free	Renovation year	2025
State	Excellent condition	Facades	4
Bedroom	25 m²	Bedroom	30 m²
Bedroom	18 m²	Bedroom	26 m²
Shower room	3	Lavatory	4
Terrace	600 m²	Living room/dining area	160 m²
Intercom		Videophone	
Double glazing		Lift	
Security door		Freezer	
Oven		Microwave oven	
Hob		Tableware	
Bus		Shops	
Primary school		Train station	
Highway		Possibility of connecting : Water / Gas / Electricity	
PEB	259 kW/m²	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 €

