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



LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
198 m²	3	3	25 m²

Cinquantenaire - 3 bedroom Duplex + terrasse fully renovated !

DE TERVUEREN 13 AVENUE, 1040 Etterbeek

In the Cinquantenaire/Montgomery neighbourhood, within a magnificent, fully renovated period building, Victoire is pleased to present this ± 220 m² duplex, situated opposite the Parc du Cinquantenaire and Rue des Tongres, featuring a stunning ± 25 m² roof terrace offering panoramic views of the Cinquantenaire and Montgomery. Occupying the top two floors, this exceptional property underwent a complete refurbishment in 2024, elegantly combining the charm of period architecture with contemporary comfort. The 4th floor opens onto a spacious entrance hall with a cloakroom and guest loo, beautiful, light-filled reception rooms offering superb views over the Cinquantenaire district, and a fully fitted open-plan kitchen. A splendid roof terrace of approximately 25 m² allows you to enjoy a remarkable panoramic view over the rooftops of Brussels. On the 5th and top floor, the sleeping area comprises three spacious bedrooms measuring approximately 21, 17 and 16 m², including a beautiful master suite, as well as two bathrooms and a shower room. This duplex combines elegance, comfort and excellent energy efficiency (PEB C-). A cellar completes this property. Two indoor parking spaces are also available at an additional cost. All amenities are at your fingertips in this sought-after, urban neighbourhood: a shopping street, public transport, restaurants, renowned schools and pedestrian access via the European Institutions Park. Sale subject to registration duty (12.5%)

Characteristics

GENERAL

Type	Apartment	City	Etterbeek
Price	€ 950.000	Living surface	198 m²
Terrace surface	25 m²	Heating	Gas
Bedrooms	3	Bathrooms	2
Shower rooms	1	Floor	4 / 5
Construction year	2023	State	New
Bedroom	20 m²	Bedroom	15 m²
Bedroom	15 m²	Bathroom	2
Lavatory	3	Terrace	25 m²
Indoor parking	2	Double glazing	
Lift		Security door	
Double flow ventilation		Bike storage room	
Videophone		Bus	
Shops		Primary school	
Train station		Town centre	
Highway		Nursery	
Day care		Hospital/clinic	
Metro		Park	
Supermarket		Taxi	
Tram		PEB	150 kW/m²
PEB category	C	EPC code	C-

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 Not announced

FINANCIAL

Price
€ 950.000

Victoire Junot

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