

## LA CAMBRE ABBEY, STUDIO 56 M<sup>2</sup> + TERRACE 11 M<sup>2</sup>

423 000 €

Ref 5595240

Ixelles - Apartment 611 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

**\*UNDER OFFER\*** Vaneau Lecobel has the privilege to present you this luxury studio of  $\pm 56$  m<sup>2</sup> on the 4th floor of the brand-new project "Metropolitan" developed by the developer Promiris and located on the edge of the Abbaye de La Cambre on one of the most prestigious avenues in Brussels. Close to Avenue Louise and Avenue Franklin Roosevelt, this beautiful suite consists of an entrance hall of  $\pm 4$  m<sup>2</sup>, a guest toilet, a spacious living room of  $\pm 35$  m<sup>2</sup> with a fully equipped open kitchen opening onto the terrace of  $\pm 11$  m<sup>2</sup>, a shower room and a laundry room. This elegantly designed luxury building will be unique in Brussels, thanks to its fabulous location, which will allow easy access to other neighbouring districts and communes, and thanks to its exceptional finishes, which will draw their inspiration from modernist architecture, combining sobriety and the contemporary. Parking and cellar at an additional cost. Triple glazing, underfloor heating via heat pump, double flow ventilation, solar panels. Energy performance A-. Delivery spring 2025. Sale under VAT 21% for the building value and under registration duty of 12.5% for the land value. Contact us now for more information on the Metropolitan project on 02/669.21.70 or via [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 5595240

**Price :** 423 000 €

**Surface :** 611 sq ft

**Floor :** 4

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/03/2025 -  
12:00

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## **VANEAU**

Immobilier de prestige depuis  
1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris,  
Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente  
viagère

# **VANEAU**

## **C'EST AUSSI**

### **VANEAU BUREAUX & COMMERCES**

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation,  
SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100%  
immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers  
Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à  
Paris

**140 collaborateurs**

**1200 signatures par an**

**1000 immeubles par an**

**2.5 milliards d'actifs gérés**