

AVENUE LOUISE - EXCEPTIONAL 4-BEDROOM DUPLEX

2 380 000 €

Ref 5642636

Ixelles - Apartment 3649 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Discover this sumptuous duplex apartment ($\pm 339 \text{ m}^2$ gross floor area) in perfect condition, located on the prestigious Avenue Louise, on the 10th and 11th floors. With its exceptional views over the city and its beautiful terraces, this flat offers a unique living experience. On the 10th floor, an elegant 16.4 m^2 entrance hall with built-in cupboards welcomes you, along with a separate toilet. The spacious 128.5 m^2 living room, comprising a lounge, dining room and television area, is decorated with fine quality materials and refined Carrara marble. You will appreciate the access to a 33 m^2 west-facing terrace with uninterrupted views over Brussels. The 25 m^2 fully equipped kitchen, with access to a balcony, is a real asset. On the 11th floor, you will find an 11 m^2 night hall leading to four spacious bedrooms, a 48.1 m^2 bedroom with dressing room, storage cupboards, en suite bathroom and Italian shower, as well as a 16 m^2 terrace to take full advantage of the panoramic views over the city, a 38 m^2 bedroom with dressing room and private shower room with toilet, a 29 m^2 bedroom with storage cupboards and private shower room with toilet, and a 24 m^2 bedroom with shower room and toilet. This exceptional duplex invites you to live in an elegant, modern space, combining quality materials, beautiful spaces and panoramic views over Brussels. Also: PVC double glazed windows, quality materials, exceptional views, two parking spaces (€65,000), communal gas boiler. EPB: D. Exceptional duplex flat to visit without delay.

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Reference : 5642636

Price : 2 380 000 €

Surface : 3649 sq ft

Bedroom(s) : 4

Floor : 10

Bathroom(s) : 4

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

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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