

SPACIOUS +/- 56 M² STUDIO

238 000 €

Ref 6610852

Anderlecht - Apartment 603 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Vaneau Lecobel presents this beautiful new studio with a surface area of +/- 56 m² on the 1st floor of the new Nid'Eau project. Ideally located in the heart of a quiet neighborhood, just a stone's throw from the Brussels canal and in close proximity to shops, public transport, and various amenities. The apartment is arranged as follows: an entrance hall with wardrobe and guest toilet, a bright living/dining room with an open fully equipped kitchen and a laundry room of +/- 37 m², a sleeping area with a shower room of +/- 13 m². There is also a garden of +/- 53 m² and a terrace of +/- 18 m², both facing southwest. The materials have been carefully selected to ensure high energy performance, including triple glazing, an individual double-flow ventilation system with heat recovery, and an individual gas boiler. Parking spaces, boxes, and cellars are available at an additional cost. Delivery scheduled for early 2027. Sale under the VAT regime. Do not hesitate to contact us for more information at 02/669.21.70 or by email at promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 6610852

Price : 238 000 €

Surface : 603 sq ft

Bedroom(s) : 0

Floor : 1

Bathroom(s) : 1

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/03/2027

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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