

OPEN DAY THIS SATURDAY 27/04 FROM 10AM TO 1PM!

770 000 €

Ref 6680323

Ixelles - Apartment 1286 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

UNDER OFFER Vaneau Lecobel has the privilege to present you this 2-bedroom apartment of $\pm 119 \text{ m}^2$ on the fourth floor of the brand-new project "Metropolitan" created by the developer Promiris and located on the edge of La Cambre Abbey on one of the most prestigious Avenues of Brussels. Close to the Avenue Louise and the Avenue Franklin Roosevelt, this luxurious apartment offers a large entrance hall of $\pm 8 \text{ m}^2$, a guest toilet, a spacious and bright living room of $\pm 48 \text{ m}^2$ with a fully equipped open-plan kitchen and direct access to the terrace of $\pm 5 \text{ m}^2$, two beautiful bedrooms of $\pm 16 \text{ m}^2$ and of $\pm 10 \text{ m}^2$ with direct access to the second terrace of $\pm 8 \text{ m}^2$. Each bedroom has its own bathroom, a large bathroom of $\pm 9 \text{ m}^2$ with a separate toilet for the first one and a shower room with an Italian shower for the second one. A laundry room is also foreseen. This outstanding building with an elegant design will be unique in Brussels thanks to its ideal location and thanks to its exceptional finishing touches inspired by modernist architecture that associates sobriety and contemporary art. Parking and cellar are additional. Triple glazing, floor heating, heat pump, double flow ventilation, solar panels. Energy performance A. Delivery Spring 2025. Sale under the VAT regime 21 % for the construction value and under registration fees 12,5 % for the land value. Do not hesitate to contact us for more information on the Metropolitan project by phone 02/669.21.70 or by mail promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

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

✉ promotion@lecobel.be

Reference : 6680323

Price : 770 000 €

Surface : 1286 sq ft

Bedroom(s) : 2

Floor : 4

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/08/2025

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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