

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

1 410 000 €

Ref 6680372

Ixelles - Apartment 1981 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Vaneau Lecobel has the privilege to present you this splendid 3-bedroom apartment of $\pm 184 \text{ m}^2$ on the 6th 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 apartment offers a large reception hall of $\pm 11 \text{ m}^2$, a guest toilet, a spacious and bright living room of $\pm 64 \text{ m}^2$ with a fully equipped open-plan kitchen and a TV space of $\pm 17 \text{ m}^2$. The living room has a first terrace of $\pm 10 \text{ m}^2$. The apartment also offers a beautiful master bedroom of $\pm 19 \text{ m}^2$ with an adjoining bathroom and toilet, as well as two bedrooms of $\pm 10 \text{ m}^2$, a shower room with Italian shower and a laundry room. The 3 bedrooms have access to a second terrace of $\pm 14 \text{ m}^2$. This outstanding building will be unique in Brussels, on the one hand, thanks to its ideal location that will offer easy access to other communes and neighbouring districts and, on the other hand, thanks to its exceptional finishing touches inspired by modernist architecture. Parking and cellar are additional. Triple gazing, 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 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 : 6680372

Price : 1 410 000 €

Surface : 1981 sq ft

Bedroom(s) : 3

Floor : 6

Bathroom(s) : 2

Cellar : Yes

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