

# BEAUTIFUL +/- 99 M<sup>2</sup> APARTMENT, 2 BEDROOMS, 27 M<sup>2</sup> TERRACE

348 000 €

Ref 6823300

Anderlecht - Apartment 1066 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel presents this beautiful new 2-bedroom apartment with a gross surface area of +/- 99 m<sup>2</sup> 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 cloakroom and toilet, a bright living/dining room with a laundry space of +/- 41 m<sup>2</sup>, featuring a fully equipped open kitchen and access to its terrace of +/- 27 m<sup>2</sup>, facing west. It also includes a shower room of +/- 4.5 m<sup>2</sup> and two bedrooms with surface areas of +/- 15.5 m<sup>2</sup> and +/- 11.25 m<sup>2</sup>, respectively. 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, storage boxes, and cellars are available at an additional cost. Delivery is scheduled for spring 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](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 6823300

**Price :** 348 000 €

**Surface :** 1066 sq ft

**Bedroom(s) :** 2

**Floor :** 1

**Bathroom(s) :** 1

**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