

MAGNIFICENT +/- 88 M² FLAT, 2 BEDROOMS, 19 M² TERRACE

299 000 €

Ref 6823314

Anderlecht - Apartment 953 sq ft

**VANEAU
LECABEL**
Real Estate Brussels



About this property

Vaneau Lecobel presents this beautiful new 2-bedroom apartment with a gross surface area of +/- 88.5 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 toilet, a laundry room, a bright living/dining room of +/- 34 m² with a fully equipped open kitchen and access to the garden of +/- 9 m² and its terrace of +/- 19 m², facing southwest. It also features a shower room of +/- 5 m² and two bedrooms with surface areas of +/- 14.5 m² and +/- 9 m², 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.

VANEAU LECOBEL NEW
PROJECTS
Georges Brugmann Square
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ph +32 2 669 21 70
[✉ promotion@lecobel.be](mailto:promotion@lecobel.be)

Reference : 6823314

Price : 299 000 €

Surface : 953 sq ft

Bedroom(s) : 2

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