

LUXURY PROJECT OVERLOOKING THE ABBAYE DE LA CAMBRE!

405 000 €

Ref 6888433

Ixelles - Apartment 611 sq ft

**VANEAU
LECobel**
Real Estate Brussels



About this property

Vaneau Lecobel has the privilege to present you this luxury studio of $\pm 56 \text{ m}^2$ on the 2nd floor of the brand-new project "Metropolitan" developed by the developer Promiris and located on the edge of the Abbaye de La Cambre on one of the most prestigious avenues in Brussels. Close to Avenue Louise and Avenue Franklin Roosevelt, this beautiful suite consists of an entrance hall of $\pm 4 \text{ m}^2$, a guest toilet, a spacious living room of $\pm 35 \text{ m}^2$ with a fully equipped open kitchen opening onto the terrace of $\pm 11 \text{ m}^2$, a shower room and a laundry room. This elegantly designed luxury building will be unique in Brussels, thanks to its fabulous location, which will allow easy access to other neighbouring districts and communes, and thanks to its exceptional finishes, which will draw their inspiration from modernist architecture, combining sobriety and the contemporary. Parking and cellar at an additional cost. Triple glazing, underfloor heating via heat pump, double flow ventilation, solar panels. Energy performance A-.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles

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✉ promotion@lecobel.be

Reference : 6888433

Price : 405 000 €

Surface : 611 sq ft

Bedroom(s) : 0

Floor : 2

Delivery spring 2025. Sale under VAT 21% for the building value and under registration duty of 12.5% for the land value. Contact us now for more information on the Metropolitan project on 02/669.21.70 or via promotion@vaneau-lecobel.be.

Bathroom(s) :	1
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