

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

815 000 €

Ref 6888480

Ixelles - Apartment 1445 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

UNDER OFFER Vaneau Lecobel has the privilege to present you this luxurious flat of $\pm 134 \text{ m}^2$ on the 4th 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 spacious flat consists of an entrance hall of $\pm 8 \text{ m}^2$, a guest toilet, a spacious and bright living room of $\pm 48 \text{ m}^2$ with an open fully equipped kitchen opening onto the terrace of $\pm 5 \text{ m}^2$, a beautiful master suite of $\pm 38 \text{ m}^2$ with dressing room, bathroom and private toilet, a second bedroom of $\pm 11 \text{ m}^2$ with adjoining shower room and a laundry area. A second terrace of $\pm 5 \text{ m}^2$ serves the two bedrooms. This elegantly designed luxury building will be unique in Brussels thanks to its fabulous location, which will allow easy access to other communes, and thanks to its exceptional finishes, which will draw their inspiration from modernist architecture. Parking and cellar in addition. Triple glazing, underfloor heating via heat pump, double flow ventilation, solar panels. Energy performance A. Delivery spring 2025. Sale under the 21 % VAT regime for the building value and under the 12.5 % registration duty 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.

VANEAU LECOBEL NEW PROJECTS

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

✉ promotion@lecobel.be

Reference : 6888480

Price : 815 000 €

Surface : 1445 sq ft

Bedroom(s) : 2

Floor : 4

Bathroom(s) : 2

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/08/2025

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LECOCHEL**
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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