

# LUXURY PROJECT OVERLOOKING THE ABBAYE DE LA CAMBRE!

1 410 000 €

Ref 6888584

Bruxelles - Apartment 1981 sq ft

**VANEAU  
LECOBEL**  
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](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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**Reference :** 6888584

**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

**Availabili** 01/08/2025

**ty :**



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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**