

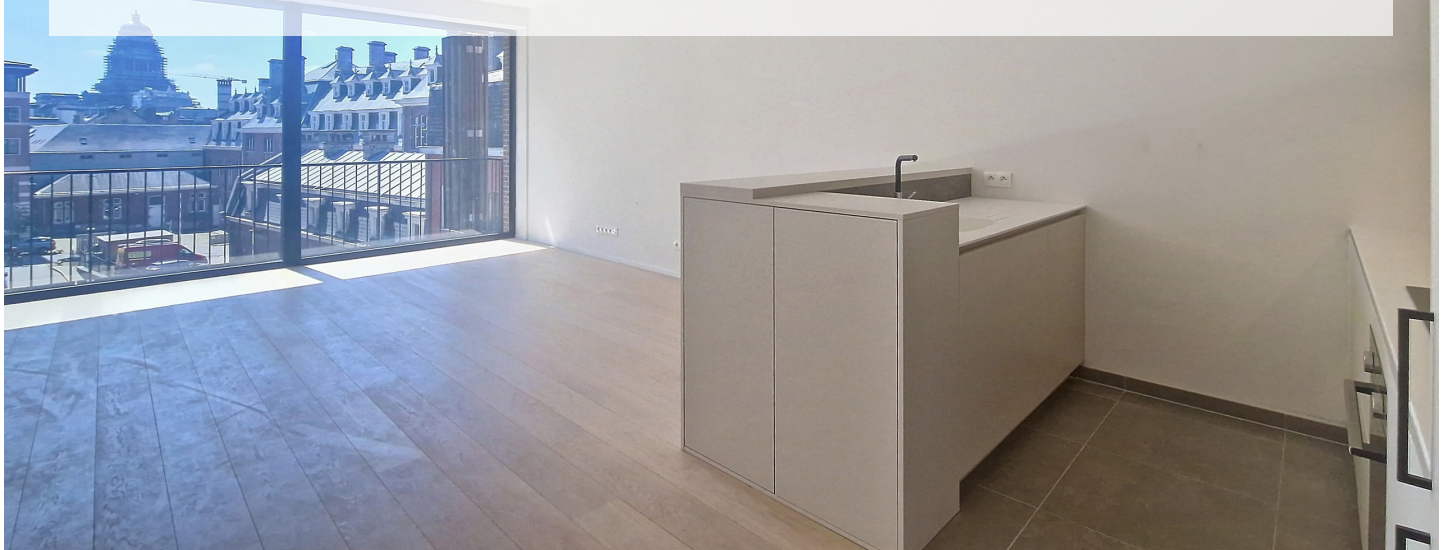
## NP - SEQUENZA S23

740 000 €

Ref 7043360

Ixelles - Apartment 1227 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

Vaneau Lecobel presents an exceptional project in the heart of the famous historical district of Parc and Palais d'Egmont, Petit Sablon and the Royal Conservatory of Brussels. The Sequenza project comprises 15 luxury apartments, ranging in size from  $\pm 110 \text{ m}^2$  to  $\pm 214 \text{ m}^2$ , with 2 to 3 bedrooms and spacious south-west-facing terraces offering breathtaking views over the park. This exceptional project guarantees incomparable quality of life thanks to its privileged location. It also stands out for its advanced security features, such as armored doors, building entry lock and windows with burglar-resistant glass. In addition, it is designed to be energy-efficient, thanks to the use of solar panels and a green roof. Thermal and acoustic insulation is carefully considered, with triple-glazed windows and a dual-flow ventilation system. Cellars are included, and basement parking is available at an additional cost (+40,000€). Delivery is scheduled for spring 2025. The sale is subject to VAT, with the possibility of a reduced rate of 6%. The estimated EPB is class A. For further information on the Sequenza project, please contact us by telephone on 02/669.21.70 or by e-mail at [promotion@lecobel.be](mailto:promotion@lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

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

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

**Reference :** 7043360

**Price :** 740 000 €

**Surface :** 1227 sq ft

**Bedroom(s) :** 2

**Floor :** 2

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/05/2024

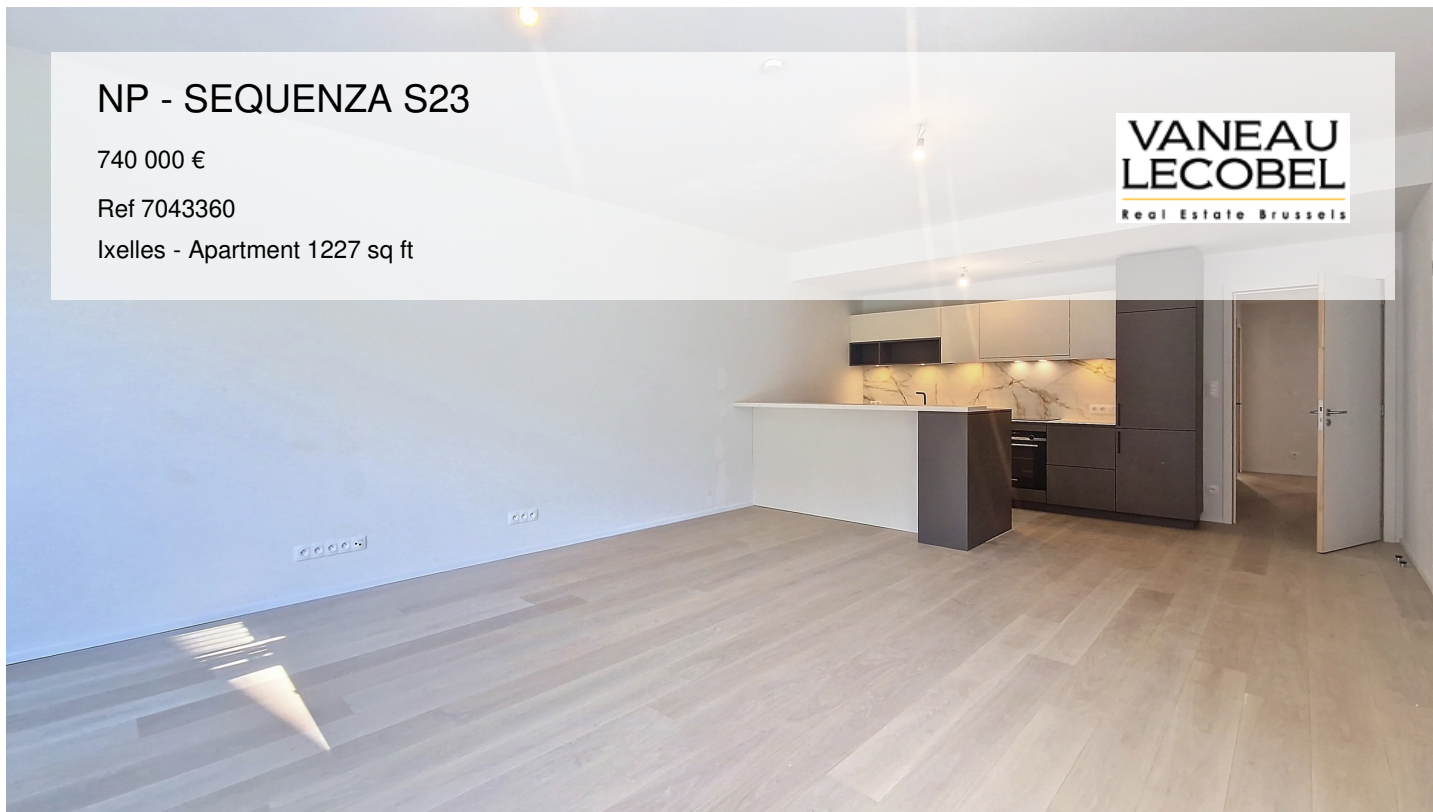
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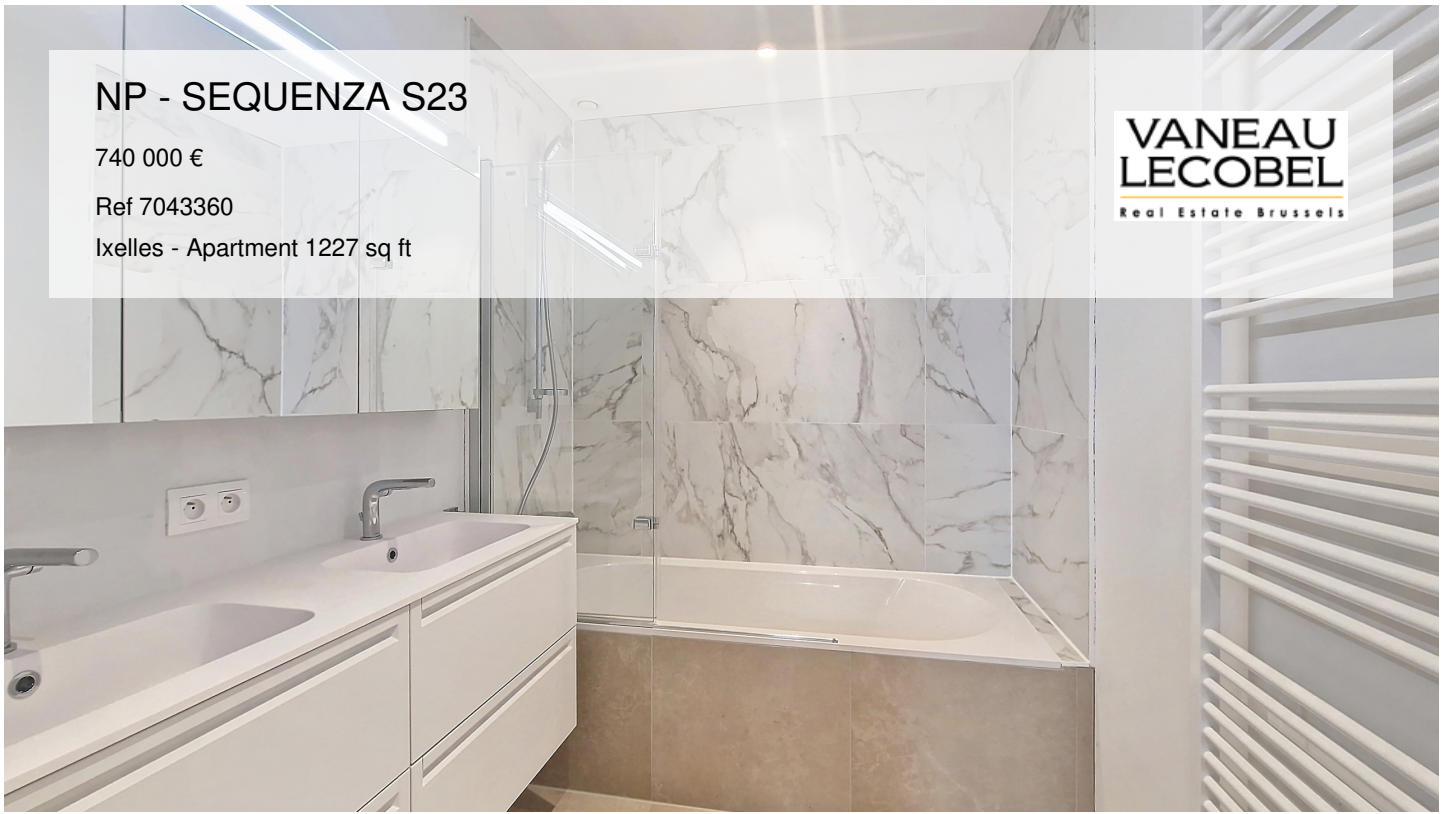
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## **VANEAU**

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