

LUXURY PROJECT OVERLOOKING THE ABBAYE DE LA CAMBRE!

390 000 €

Ref 7080747

Ixelles - Apartment 524 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel has the privilege to present you this studio of $\pm 49 \text{ m}^2$ on the ground 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 comfortable studio offers an entrance hall of $\pm 5 \text{ m}^2$, a spacious and bright living room of $\pm 22 \text{ m}^2$ with a fully equipped open-plan kitchen and direct access to the large terrace of $\pm 32 \text{ m}^2$ oriented south-west, a shower room with Italian shower of $\pm 5 \text{ m}^2$ and an adjoining toilet. This outstanding building with an elegant design 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 that associates sobriety and contemporary art. Parking and cellar are additional. Triple gazing, floor heating, heat pump, double flow ventilation, solar panels. Energy performance B. 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 on the Metropolitan project by phone 02/669.21.70 or by mail promotion@vaneau-lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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[✉ promotion@lecobel.be](mailto:promotion@lecobel.be)

Reference : 7080747

Price : 390 000 €

Surface : 524 sq ft

Bedroom(s) : 0

Floor : 0

Bathroom(s) : 1

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