



NEW APARTMENT $\pm 85\text{M}^2$, 2-BEDROOM, 11 M^2 TERRACE

475 000 €

Ref 7183222

Ixelles - Apartment 915 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels

About this property

Vaneau Lecobel is honoured to present this beautiful 2-bedroom flat with a gross floor area of $\pm 85\text{ m}^2$ on the 3rd floor of the new Arborea development, with a breathtaking view of the Bois de la Cambre. In a leafy setting and close to public transport and shops, the flat is arranged as follows: entrance hall with integrated cloakroom area and guest toilet, beautiful $\pm 29\text{ m}^2$ living room with fully equipped open-plan kitchen opening onto the $\pm 11\text{ m}^2$ south-west-facing terrace. The night hall leads to two large bedrooms (± 10 and $\pm 15\text{ m}^2$) and a spacious bathroom with double washbasin. There is also a laundry area. The materials used have been carefully selected to ensure a very high level of energy efficiency. Underfloor heating with heat pump system, dual-flow ventilation, solar panels. Additional parking and cellar. Excellent thermal and acoustic insulation. Estimated EPB A. Delivery end 2027. Sale subject to VAT. Contact us now for more information about the "Arborea" project on 02/669.21.70 or by e-mail at promotion@lecobel.be.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles
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✉ promotion@lecobel.be

Reference : 7183222

Price : 475 000 €

Surface : 915 sq ft

Bedroom(s) : 2

Floor : 3

Bathroom(s) : 1

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/12/2027

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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