

# LUXURY PROJECT OVERLOOKING THE ABBAYE DE LA CAMBRE!

390 000 €

Ref 7547576

Ixelles - Apartment 524 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel presents this beautiful suite-style apartment with a gross surface area of  $\pm 48.7$  m<sup>2</sup>, located on the ground floor of the prestigious "Metropolitan" project. Ideally located on one of Brussels' most iconic avenues, on the edge of the Abbaye de la Cambre and the Ixelles ponds, close to Avenue Louise and Avenue Franklin Roosevelt, this unique project combines an exceptional location with elegant architecture. The apartment consists of an entrance hall with storage and separate toilet, leading to a pleasant living room of  $\pm 21.6$  m<sup>2</sup> incorporating a lounge area, dining room, and a fully equipped open kitchen. This space benefits from direct access to a large private terrace of  $\pm 31.8$  m<sup>2</sup>, offering a rare and particularly appreciable outdoor extension. A contemporary shower room and a separate laundry room complete the property. The high-end finishes are inspired by modernist architecture, combining simplicity and contemporary style. Triple glazing, underfloor heating via heat pump, dual-flow ventilation, and solar panels ensure excellent energy performance. PEB: A/A-/B (in progress). Parking spaces and cellars available at an additional cost. Building delivered, freehold. Sale subject to 21% VAT and 12.5% registration fees. Contact us now for more information about the Metropolitan project on 02/669.21.70 or via [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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ph +32 2 669 21 70  
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**Reference :** 7547576

**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 -  
12:00

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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**