

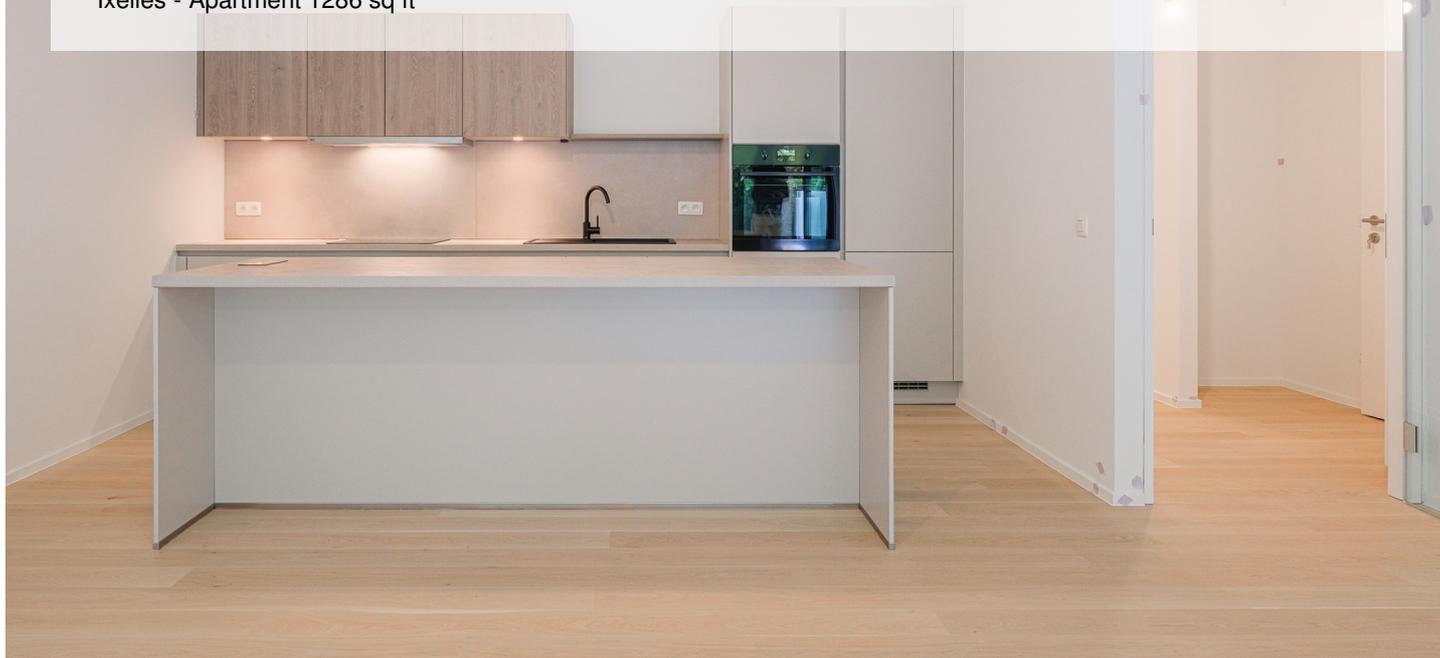
LA CAMBRE ABBEY, 2-BEDROOM APT. 119 M² + TERRACE 13 M²

765 000 €

Ref 7625427

Ixelles - Apartment 1286 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel presents this superb two-bedroom apartment with a gross surface area of approximately 119.5 m², located on the first 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 cloakroom and guest toilet, leading to a large, bright living room of ±48 m² with a fully equipped open kitchen. This living space has direct access to two terraces totaling ±13.3 m². The sleeping area comprises two bedrooms of ±16.2 m² and ±9.8 m². The master bedroom has an en-suite bathroom, while the second bedroom has a separate shower room. A laundry room and a utility room complete the apartment. 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 guarantee excellent energy performance. PEB: A/A-/B (pending). Parking spaces and cellars available at an additional cost. 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.

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles

ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7625427

Price : 765 000 €

Surface : 1286 sq ft

Bedroom(s) : 2

Floor : 1

Bathroom(s) : 2

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availability : 01/08/2025 -
12:00

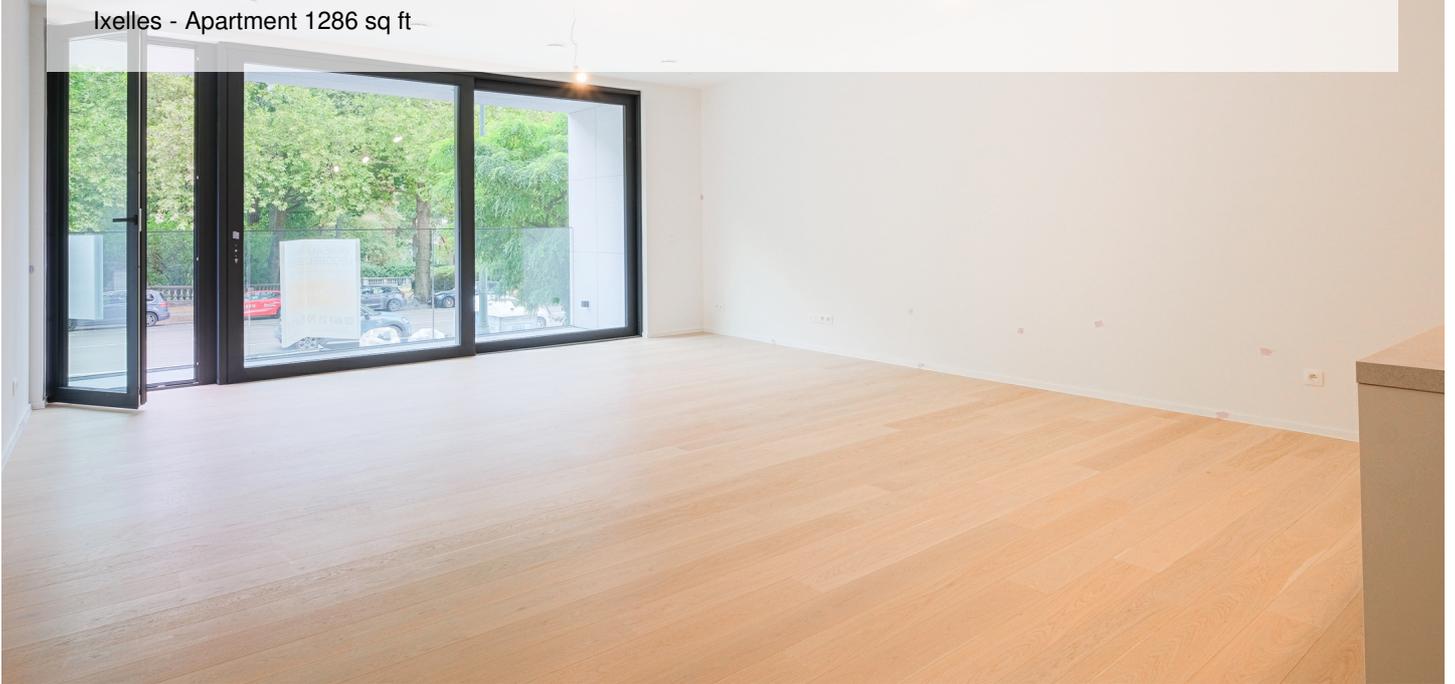
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VANEAU

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