

LUXURY PROJECT OVERLOOKING THE ABBAYE DE LA CAMBRE!

790 000 €

Ref 7625426

Ixelles - Apartment 1410 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

IXELLES, Vaneau Lecobel is privileged to present this magnificent new 2-bedroom ground floor apartment of $\hat{A}\pm 131 \text{ m}^2$ with spacious outdoor areas. It is located on one of the most prestigious avenues in Brussels, on the edge of the Abbaye de la Cambre and the Ixelles ponds, close to Avenue Louise and Avenue Franklin Roosevelt. The apartment is part of a new, high-end condominium. The apartment consists of a large entrance hall with a custom-made cloakroom, a large laundry room, and a guest toilet. An imposing glass door separates the entrance hall from a magnificent and bright living room opening onto a fully equipped open kitchen and providing access to an imposing $\hat{A}\pm 22 \text{ m}^2$ terrace facing southwest. The sleeping area on the ground floor has two spacious bedrooms (16 and 14 m^2), each with a bathroom and splendid custom-made walk-in closets. Triple glazing, underfloor heating via heat pump, dual-flow ventilation, solar panels. PEB A. Cellar included. A parking space is included in the price. Sale subject to 21% VAT. Contact us now for more information 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 : 7625426

Price : 790 000 €

Surface : 1410 sq ft

Bedroom(s) : 2

Floor : 0

Bathroom(s) : 2

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

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