



## NEW APARTMENT $\pm 114\text{M}^2$ , 2-BEDROOM, 26 $\text{M}^2$ TERRACES

560 000 €

Ref 7625821

Ixelles - Apartment 1227 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels

### About this property

Vaneau Lecobel is honored to present this magnificent 2-bedroom duplex apartment with a gross floor area of  $\pm 114\text{ m}^2$  on the 3rd floor of the new Arborea project, with a breathtaking view of the Bois de la Cambre. In a verdant setting, close to public transport and shops, the apartment is laid out as follows: spacious entrance hall with integrated checkroom area and guest toilet leading to the first floor and to the vast, bright through-living room of  $\pm 47\text{ m}^2$  with fully-equipped open kitchen and two balconies on either side of the apartment of  $\pm 3\text{ m}^2$ . The first floor features two bedrooms (15 and  $10\text{ m}^2$ ) and a spacious en suite bathroom with bath, walk-in shower, toilet and double washbasin. The upper terrace offers  $\pm 20\text{ m}^2$  of space. A laundry area is also provided. Materials have been carefully selected to ensure a very high level of energy efficiency. Underfloor heating with heat pump system, double-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 on the "Arborea" project at 02/669.21.70 or by e-mail at [promotion@lecobel.be](mailto:promotion@lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7625821

**Price :** 560 000 €

**Surface :** 1227 sq ft

**Bedroom(s) :** 2

**Floor :** 3

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/12/2027 -  
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**