



## NEW APARTMENT +/-129M<sup>2</sup>, 3-BEDROOM, 11 M<sup>2</sup> TERRACE

675 000 €

Ref 7625758

Ixelles - Apartment 1389 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels

### About this property

Vaneau Lecobel is honoured to present this beautiful 3-bedroom flat with a gross floor area of ±129 m<sup>2</sup> on the 1st floor of the new Arborea development, with a breath-taking view of the Bois de la Cambre. In a leafy setting, close to public transport and shops, the flat is laid out as follows: spacious entrance hall with integrated cloakroom area and guest toilet leading to a large, bright 45 m<sup>2</sup> living room with fully equipped open-plan kitchen, an office area and a beautiful 11 m<sup>2</sup> terrace. The hall leads to three very spacious bedrooms (11, 13 and 15 m<sup>2</sup>), including a suite with its own shower room with double washbasin, and a bathroom. 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](mailto:promotion@lecobel.be).

### VANEAU LECOBEL NEW PROJECTS

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10B 1050 Ixelles  
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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7625758

**Price :** 675 000 €

**Surface :** 1389 sq ft

**Bedroom(s) :** 3

**Floor :** 1

**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**