



### About this property

Vaneau Lecobel is honoured to present this beautiful 1-bedroom flat with a gross floor area of  $\pm 69$  m<sup>2</sup> on the 2nd floor of the new Arborea development, with a breathtaking view of the Bois de la Cambre. In a green setting, close to public transport and shops, the flat is arranged as follows: large, bright  $\pm 29$  m<sup>2</sup> living room with fully-equipped open-plan kitchen and access to a 1st balcony, night hall with separate toilet and cloakroom area leading to a large  $\pm 15$  m<sup>2</sup> bedroom with its own balcony, study area and en suite 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

Georges Brugmann Square  
10B 1050 Ixelles  
ph +32 2 669 21 70  
✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 7625834

**Price :** 369 000 €

**Surface :** 743 sq ft

**Bedroom(s) :** 1

**Floor :** 2

**Bathroom(s) :** 1

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/12/2027 -  
12:00

# NEW APARTMENT +-69M<sup>2</sup>, 1-BEDROOM, 5 M<sup>2</sup> TERRACE

369 000 €

Ref 7625834

Ixelles - Apartment 743 sq ft

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LECOBEL**  
Real Estate Brussels



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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**