

# MAGNIFICENT +/- 88 M<sup>2</sup> FLAT, 2 BEDROOMS, 19 M<sup>2</sup> TERRACE

299 000 €

Ref 7637535

Anderlecht - Apartment 953 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel presents this beautiful new 2-bedroom apartment with a gross surface area of +/- 88.5 m<sup>2</sup> on the 1st floor of the new Nid'Eau project. Ideally located in the heart of a quiet neighborhood, just a stone's throw from the Brussels canal and in close proximity to shops, public transport, and various amenities, the apartment is arranged as follows: an entrance hall with toilet, a laundry room, a bright living/dining room of +/- 34 m<sup>2</sup> with a fully equipped open kitchen and access to the garden of +/- 9 m<sup>2</sup> and its terrace of +/- 19 m<sup>2</sup>, facing southwest. It also features a shower room of +/- 5 m<sup>2</sup> and two bedrooms with surface areas of +/- 14.5 m<sup>2</sup> and +/- 9 m<sup>2</sup>, respectively. The materials have been carefully selected to ensure high energy performance, including triple glazing, an individual double-flow ventilation system with heat recovery. Parking spaces, storage boxes, and cellars are available at an additional cost. Delivery is scheduled for spring 2027. Sale under the VAT 6% (conditions apply). Do not hesitate to contact us for more information at 02/669.21.70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 7637535

**Price :** 299 000 €

**Surface :** 953 sq ft

**Bedroom(s) :** 2

**Floor :** 1

**Bathroom(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/03/2027 -  
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**