

## SPACIOUS +/- 46 M<sup>2</sup> STUDIO

189 000 €

Ref 7637921

Anderlecht - Apartment 490 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

Vaneau Lecobel is offering this magnificent new studio apartment of around 45.5 m<sup>2</sup> on the 2nd floor of the new Nid'Eau development. Ideally located in the heart of a quiet neighbourhood, a stone's throw from the Brussels canal and within easy reach of shops, public transport and a host of amenities, the flat is as follows: Entrance hall with guest wc, spacious living/dining room/fully equipped open-plan kitchen measuring +/- 29.5 m<sup>2</sup>, giving access to a utility room and shower room measuring +/- 4 m<sup>2</sup>. The materials have been carefully chosen to ensure a high level of energy performance, including triple glazing, a double-flow ventilation system with individual heat recovery. Additional parking spaces, boxes and cellars are available. Delivery early 2027. Sale subject to VAT 6% (conditions apply). Please do not hesitate to contact us for further information on 02/669.21.70 or by e-mail at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-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 :** 7637921

**Price :** 189 000 €

**Surface :** 490 sq ft

**Bedroom(s) :** 0

**Floor :** 2

**Bathroom(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Availabili** 01/03/2027 -  
**ty :** 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**