

ROUGE CLOÎTRE, 2-BEDROOM APPT. 102 M² + GARDEN 30 M²

510 000 €

Ref 7639320

Auderghem - Apartment 1098 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel has the privilege of presenting this magnificent 2-bedroom flat of $\pm 102 \text{ m}^2$ on the 1st floor of the brand new "August" project on the edge of the Sonian Forest and the Park Rouge Cloître. This spacious flat comprises a reception hall, a spacious, bright $\pm 38 \text{ m}^2$ living room with fully-equipped open-plan kitchen and central island opening onto a $\pm 7 \text{ m}^2$ south-facing terrace with access to the $\pm 30 \text{ m}^2$ private garden, a night hall, guest toilet, a $\pm 17 \text{ m}^2$ master bedroom with en-suite bathroom, a second $\pm 12 \text{ m}^2$ bedroom, a shower room, a large laundry area and plenty of storage space. This elegantly designed luxury building will be unique in Brussels, with numerous public transport connections (metro, bus, Vill'o) nearby, providing easy access to other districts and communes, as well as to shops. Parking and cellar available in supplement. The materials used have been carefully selected to ensure a very high level of energy efficiency. Underfloor heating via a heat pump, dual-flow ventilation, solar panels, estimated EPB A. Delivery end 2025. Sale subject to VAT (possible at 6%). Contact us now for more information about the "August" project on

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square
10B 1050 Ixelles

ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7639320

Price : 510 000 €

Surface : 1098 sq ft

Bedroom(s) : 2

Floor : 1

Bathroom(s) : 2

02/669.21.70 or by e-mail at promotion@lecobel.be.

Garden : Yes

Cellar : Yes

Elevator : Yes

Parking(s) : 1

Terrace : Yes

Availabili 31/12/2025 -

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