

# ROUGE CLOÎTRE, BEAUTIFUL 2-BEDROOM APPT 91M<sup>2</sup> + TERRACES 14M<sup>2</sup>

505 000 €

Ref 7639318

Auderghem - Apartment 980 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel has the privilege to present you this 2-bedroom flat of  $\pm 91$  m<sup>2</sup> with terraces of  $\pm 14$  m<sup>2</sup> on the 2nd floor of a three-storey building in the new "August" project, located in the highly sought-after and quiet Rouge Cloître district with many green spaces and the immediate vicinity of the Sonian Forest. This flat comprises a reception hall with guest toilet, a bright and beautiful living room of  $\pm 34$  m<sup>2</sup> with a fully equipped open-plan kitchen opening onto a  $\pm 14$  m<sup>2</sup> south-west-facing terrace, a master bedroom of  $\pm 16$  m<sup>2</sup> with a private  $\pm 2$  m<sup>2</sup> terrace and en-suite bathroom, a second bedroom of  $\pm 11$  m<sup>2</sup>, a shower room, a large laundry room and plenty of storage space. The high architectural quality and space make this flat a unique place to live. Nearby public transport connections (metro, bus, Vill'o) offer easy access to other neighbourhoods and cities, as well as to shops. 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 basement. Excellent thermal and acoustic insulation. Estimated EPB A, completion in

## VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles  
ph +32 2 669 21 70

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

**Reference :** 7639318

**Price :** 505 000 €

**Surface :** 980 sq ft

**Bedroom(s) :** 2

**Floor :** 2

**Bathroom(s) :** 2

late 2025. Sale subject to VAT (possibly 6%). Contact us now for more information on the "August" project at 02/669.21.70 or by email at [promotion@lecobel.be](mailto:promotion@lecobel.be).

**Cellar :** Yes

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**Parking(s) :** 1

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**Terrace :** Yes

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**Availability :** 31/12/2025 -

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**