

# ROUGE CLOÎTRE, 2-BEDROOM APT 102M<sup>2</sup> + TERRACE 7 M<sup>2</sup> SOUTH

517 500 €

Ref 7639336

Auderghem - Apartment 1098 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is delighted to present this magnificent 2-bedroom flat of  $\pm 102$  m<sup>2</sup> on the 2nd floor of the brand-new "August" project on the edge of the Sonian Forest and the Parc Rouge Cloître. This spacious flat comprises a reception hall, a spacious, bright  $\pm 38$  m<sup>2</sup> living room with fully-equipped open-plan kitchen and central island opening onto a  $\pm 7$  m<sup>2</sup> south-facing terrace, a night hall, guest toilet, a  $\pm 17$  m<sup>2</sup> master bedroom with en-suite bathroom, a second  $\pm 12$  m<sup>2</sup> 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. 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, additional parking and cellar. Delivery end 2025. Sale subject to VAT (possible at 6%). Contact us now for more information about the "August" project on 02/669.21.70 or by e-mail at [promotion@lecobel.be](mailto:promotion@lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 7639336

**Price :** 517 500 €

**Surface :** 1098 sq ft

**Bedroom(s) :** 2

**Floor :** 2

**Bathroom(s) :** 2

**Cellar :** Yes

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**Elevator :** 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**