

# PETIT SABLON / BEAUTIFUL APARTMENT, 145 M<sup>2</sup>., 3 BEDROOMS

890 000 €

Ref 7657035

Bruxelles - Apartment 1561 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel presents this sumptuous prestige apartment with a surface area of approximately 145 sqm. It is ideally located in the renowned historic district of Petit Sablon and Egmont Park. The apartment comprises an entrance hall, a guest toilet, a spacious and bright living room, as well as a fully equipped kitchen with access to a  $\hat{A}\pm$  15 sqm southwest-facing terrace offering an unobstructed view of the park. In addition, it features a night hall, three beautiful bedrooms ( $\hat{A}\pm$  15 sqm,  $\hat{A}\pm$  15 sqm,  $\hat{A}\pm$  10 sqm) and two bathrooms. The apartment also includes a private toilet, a laundry room, and a technical room. Thermal and acoustic performance is exceptional thanks to triple glazing, double-flow ventilation, and a reinforced security door. The finishes are of superior quality. A cellar is included in the sale price, and a parking space is available as an option (additional  $\hat{a}$ -40,000). Delivery of the apartment takes place upon signing the deed. This transaction is subject to VAT, with the possibility of benefiting from a reduced rate of 6%. For further information about the Sequenza project, please do not hesitate to contact us by phone at +32 2 669 21 70 or by email at [promotion@lecobel.be](mailto:promotion@lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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

**Reference :** 7657035

**Price :** 890 000 €

**Surface :** 1561 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availabili ty :** 01/05/2024 - 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**