

# SQUARE MARIE-LOUISE – NEW 2-BEDROOM DUPLEX WITH 2 TERRACES

650 000 €

Ref 7669396

Bruxelles - Apartment 1292 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Ideally located just a stone's throw from Square Marie-Louise and the European Institutions, this magnificent fully renovated inverted duplex of  $\pm 120$  m<sup>2</sup> (gross) comes with two terraces. It is composed as follows: 1st level: night hall leading to two bedrooms of  $\pm 18$  and  $12$  m<sup>2</sup>, each with its own bathroom, a separate toilet, and a terrace. 2nd level: bright living room of  $\pm 45$  m<sup>2</sup> with fully equipped open kitchen and terrace. Estimated EPC: B. Also: sale under VAT regime, delivery scheduled for July 2026, first occupation after renovation, high-quality finishes, bright apartment. A must-see!

VANEAU LECOBEL

BRUSSELS EAST

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Brussels

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✉ [est@vaneau-lecobel.be](mailto:est@vaneau-lecobel.be)

**Reference :** 7669396

**Price :** 650 000 €

**Surface :** 1292 sq ft

**Bedroom(s) :** 2

**Floor :** 4

**Bathroom(s) :** 2

**Cellar :** Yes

**Terrace :** Yes

**Availability :** 30/11/2025 -  
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**