

# SPACIOUS +/- 56 M<sup>2</sup> STUDIO

238 000 €

Ref 7698225

Anderlecht - Apartment 603 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel presents this beautiful new studio with a surface area of +/- 56 m<sup>2</sup> on the 1st floor of the new NidâEau project. Ideally located in the heart of a quiet neighborhood, just a stone's throw from the Brussels canal and in close proximity to shops, public transport, and various amenities. The apartment is arranged as follows: an entrance hall with wardrobe and guest toilet, a bright living/dining room with an open fully equipped kitchen and a laundry room of +/- 37 m<sup>2</sup>, a sleeping area with a shower room of +/- 13 m<sup>2</sup>. There is also a garden of +/- 53 m<sup>2</sup> and a terrace of +/- 18 m<sup>2</sup>, both facing southwest. The materials have been carefully selected to ensure high energy performance, including triple glazing, an individual double-flow ventilation system with heat recovery. Parking spaces, boxes, and cellars are available at an additional cost. Delivery scheduled for early 2027. Sale under the VAT 6% (conditions apply). Do not hesitate to contact us for more information at 02/669.21.70 or by email at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

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

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

**Reference :** 7698225

**Price :** 238 000 €

**Surface :** 603 sq ft

**Bedroom(s) :** 0

**Floor :** 1

**Bathroom(s) :** 1

**Garden :** Yes

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/03/2027 -  
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**