

# MOENSBERG: MAGNIFICENT 127M<sup>2</sup> DUPLEX APARTMENT + 3 TERRACES

665 000 €

Ref 7700007

Uccle - Apartment 1367 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel is proud to present this beautiful 3-bedroom duplex apartment with a gross surface area of  $\hat{A}\pm 127$  m<sup>2</sup> on the ground floor and first floor of the new Moensberg project in Uccle, in a quiet and green neighborhood on the border of Linkebeek. The apartment is laid out as follows: on the ground floor, an entrance hall with cloakroom and guest toilet leading to the spacious and bright living room of  $\hat{A}\pm 37$  m<sup>2</sup> with a fully equipped open kitchen and access to a  $\hat{A}\pm 10$  m<sup>2</sup> terrace facing SOUTH-EAST. Upstairs, there is a beautiful bedroom (east-facing) of  $\hat{A}\pm 20.5$  m<sup>2</sup> leading to a terrace of  $\hat{A}\pm 4.5$  m<sup>2</sup> with a private shower room and toilet. The hall opens onto an office of  $\hat{A}\pm 11$  m<sup>2</sup> as well as a shared shower room and separate toilet. There are then two bedrooms of  $\hat{A}\pm 10$  m<sup>2</sup> each with access to a terrace of  $\hat{A}\pm 4$  m<sup>2</sup>. Designed to offer optimal living comfort and low energy consumption, the project features high-quality materials, excellent thermal and acoustic insulation,

VANEAU LECOBEL NEW  
PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles

ph +32 2 669 21 70

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

**Reference :** 7700007

**Price :** 665 000 €

**Surface :** 1367 sq ft

**Bedroom(s) :** 3

**Floor :** 0

underfloor heating, dual-flow ventilation, and meticulous finishes. Rainwater recovery, green roof. Estimated PEB: A. Delivery scheduled for spring 2027. Sale subject to 21% VAT. Cellars, garage, and bicycle parking spaces complete the package. The immediate proximity of public transportation (Moensberg train station, bus, and tram) guarantees excellent connections to the center of Brussels, direct access to Schumann, and the surrounding municipalities. An ideal project for both individuals and investors looking for a sustainable property in a privileged living environment. Contact us now for more information about the "Moensberg" project on 02/669.21.70 or by email at [promotion@lecobel.be](mailto:promotion@lecobel.be).

**Bathroom(s) :** 2

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**Garden :** Yes

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**Cellar :** Yes

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**Elevator :** Yes

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**Terrace :** Yes

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**Availability :** 20/03/2027 -

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**