

# MÉLÈZE -3-BEDROOM DUPLEX + TERRACE

975 000 €

Ref 7719861

Ixelles - Apartment 1851 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel presents this magnificent master apartment with a gross floor area of approximately 172 sqm, located on the ground floor and first floor of the Les MÃ©lèzes project, in the heart of the highly sought-after ChÃ¢teau district, just steps away from Tenbosch Park. Combining contemporary elegance, generous volumes and high-end finishes, this property offers an exceptional living environment in a peaceful and green setting. The ground floor opens onto an entrance hall with cloakroom and guest toilet leading to a pleasant living area comprising a living room with a fully equipped open-plan kitchen of approximately 26 sqm, as well as a separate lounge of approximately 17 sqm. The living area enjoys direct access to a terrace of approximately 9 sqm overlooking the beautifully landscaped inner courtyard. A laundry room accessible from the hall completes this level. Upstairs, the night area features a master bedroom of approximately 16 sqm with an en-suite shower room, dressing room and separate toilet. The night hall also leads to two additional bedrooms of approximately 15 sqm and 12 sqm, one of which has access to a balcony of approximately 2 sqm, as well as a bathroom of approximately 4 sqm and a storage area. Designed with sustainability and quality in mind, the project incorporates high-performance technical features such as solar panels, a green roof and an individual heat pump, ensuring excellent living comfort and optimal energy efficiency. Sale subject to 12.5% registration duties on the land share and 6% VAT on the construction share. Expected delivery Q4 2028. Contact us now for more information regarding this duplex within the Les MÃ©lèzes project on +32 2 669 21 70 or by email at [promotion@lecobel.be](mailto:promotion@lecobel.be)

## VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles

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

**Reference :** 7719861

**Price :** 975 000 €

**Surface :** 1851 sq ft

**Bedroom(s) :** 3

**Floor :** 0

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

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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**