

MÉLÈZE - HIGH-END OFFICE

349 000 €

Ref 7783716

Ixelles - Bureaux et commerces 872 sq ft

**VANEAU
LECOBEL**
Real Estate Brussels



About this property

Vaneau Lecobel offers this casco office space of approximately 81 sqm, ideally located within the Les MÃ©lèzes project, in the highly sought-after ChÃ¢teau district, just steps away from Tenbosch Park. Intended for a liberal profession, this space provides a privileged working environment, perfectly suited for activities such as an architect's office, law firm, medical practice, physiotherapy practice, consultancy office or design studio. The office benefits from direct access to the magnificent landscaped inner courtyard garden, bringing peace, natural light and everyday comfort. It also features a terrace of approximately 9 sqm. Delivered in casco condition, it allows for a fully customized layout tailored to the needs of your activity. 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 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 end 2028. Contact us now for more information regarding this office within the Les MÃ©lèzes project on +32 2 669 21 70 or by email at promotion@lecobel.be

VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square

10B 1050 Ixelles

ph +32 2 669 21 70

✉ promotion@lecobel.be

Reference : 7783716

Price : 349 000 €

Surface : 872 sq ft

Floor : 0

Cellar : Yes

Elevator : Yes

Parking(s) : 1

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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