MÉLÈZE - HIGH-END OFFICE

349 000 €

Ref 7925558

Ixelles - Bureaux et commerces 872 sq ft



About this property

Vaneau Lecobel offers this casco office space of approximately 81 sqm, ideally located within the Les MÃ©lÃ¨zes project, in the highly sought-after ChÃ¢telain 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 architectâs 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©lÃ¨zes 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 : 7925558

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**