MÉLÈZE -3-BEDROOM DUPLEX + TERRACE

975 000 €

Ref 7925557

Ixelles - Apartment 1851 sq ft



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©lÃ¨zes project, in the heart of the highly sought-after ChÃ¢telain 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©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 : 7925557

Price : 975 000 €

Surface : 1851 sq ft

Bedroom(s) : 3

Floor : 0

Bathroom(s) : 2

Cellar : Yes

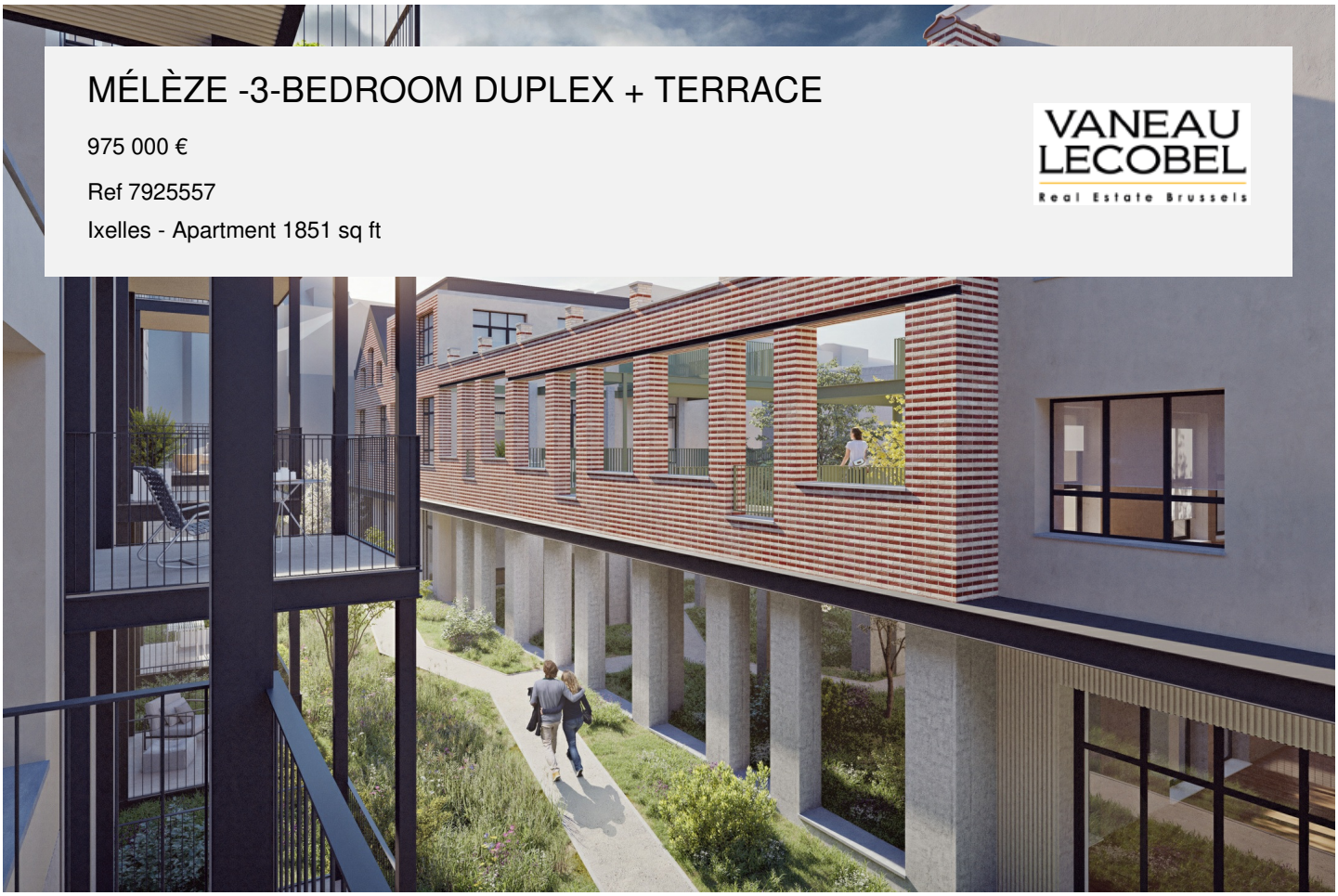
Elevator : Yes

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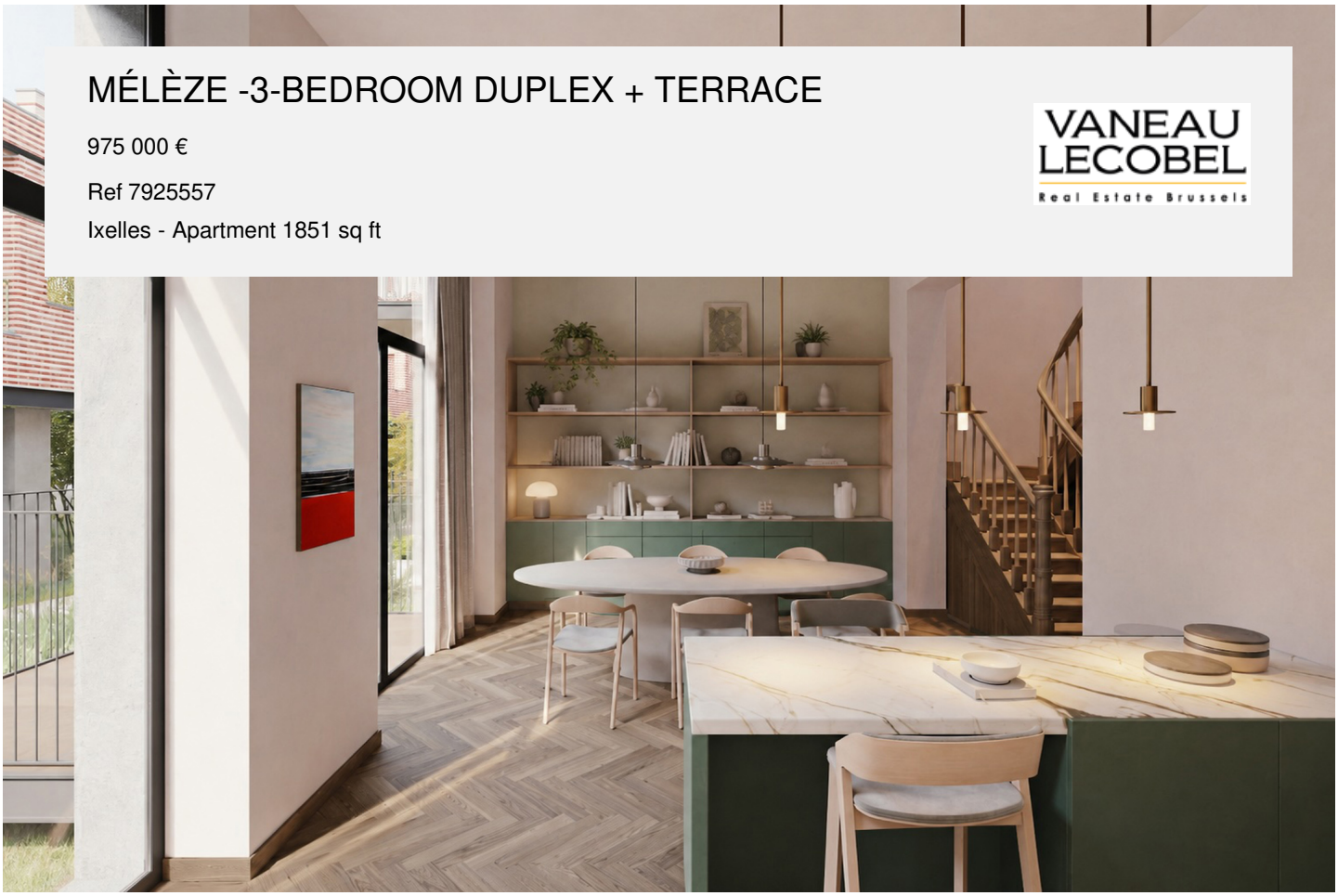


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