

# NIEUW APPARTEMENT ± 114 M<sup>2</sup>, 2 SLAAPKAMERS + TERRAS

690 000 €

Ref 7657056

Ixelles - Appartement 114 m<sup>2</sup>

**VANEAU  
LECOBEL**  
Real Estate Brussels



## Over dit goed

Vaneau Lecobel is pleased to present this sumptuous luxury apartment with a floor area of approximately 114 m<sup>2</sup>. It is ideally located in the renowned historic district of Petit Sablon and Egmont Park. The apartment features an entryway, a guest restroom, a spacious and bright living room, and a fully equipped kitchen with access to a ± 13 m<sup>2</sup> south-west facing terrace offering breathtaking views of the park. Additionally, it features a night area, two spacious bedrooms including a master bedroom of approximately 18 m<sup>2</sup> with an en-suite bathroom, as well as a second bedroom of approximately 14 m<sup>2</sup> with an en-suite shower room. The apartment also includes a private restroom, a laundry room, and a utility room. Thermal and acoustic performance is exceptional thanks to triple-pane windows, dual-flow ventilation, and a security door. The finishes are of superior quality. A storage unit is included in the sale price, and a parking space is available as an option (additional ~40,000). Available immediately upon closing. This transaction is subject to VAT, with the possibility of qualifying for a reduced rate of 6%. For more information on the Sequenza project, please contact us today by phone at 02/669.21.70 or by email at [promotion@lecobel.be](mailto:promotion@lecobel.be).

VANEAU LECOBEL

NIEUWBOUW

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1050 Elsene

t +32 2 669 21 70

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

**Referentie :** 7657056

**Prijs :** 690 000 €

**Surface :** 114 m<sup>2</sup>

**Slaapkamers :** 2

**Etage :** 0

**Badkamers :** 2

**Tuin :** Ja

**Kelder :** Ja

**Lift :** Ja

**Parkings :** 1

**Terras :** Ja

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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**