



## UTOPIA - LAST UNITS - FREE PARKING DURING 3 YEARS

Quai des Usines 155 4.03, 1000 Bruxelles

<b>Reference</b>	6261317
<b>Price</b>	€ 499.000
<b>Ground surface</b>	2000m <sup>2</sup>
<b>Living surface</b>	161m <sup>2</sup>
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3

## Description

Located next to Docks Brussel, in the former Familistère de Godin, this renovation project is subject to 12.5% registration duty (NO VAT!).

The UTOPIA project offers a modern, sustainable vision of urban living. With its elegant flats, it offers residents an exceptional living environment in the heart of the city, while preserving the environment and promoting community life.

This is a unique renovation project using top-of-the-range materials while respecting the industrial and historic architectural features.

Make an appointment now to discover the last units of this unique project!

## Essential info

<b>Reference</b>	6261317
<b>Type</b>	Flat
<b>Ground surface</b>	2000m <sup>2</sup>
<b>Living surface</b>	161m <sup>2</sup>
<b>Year of construction</b>	2022
<b>Year of renovation</b>	2022
<b>Availability</b>	At the contract
<b>Elevator available</b>	Yes

## Required info

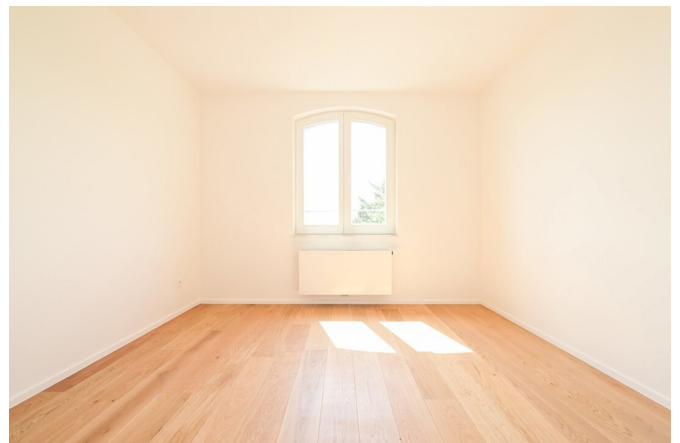
<b>EPC Value</b>	170
<b>EPC Label</b>	D
<b>Urban planning destination</b>	Unknown
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	Unknown
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

**Toilets** 3

# FIERCE

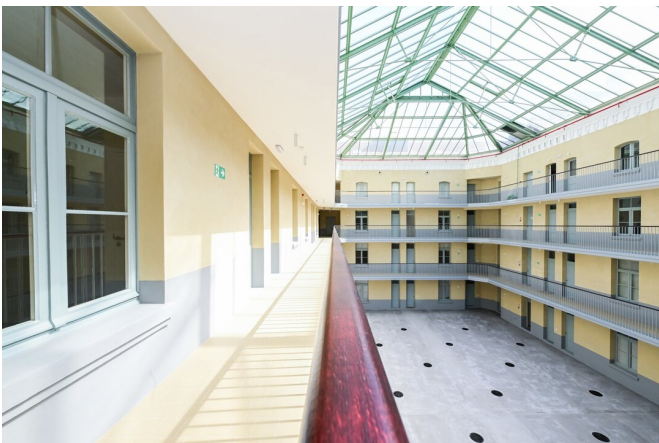
I M M O





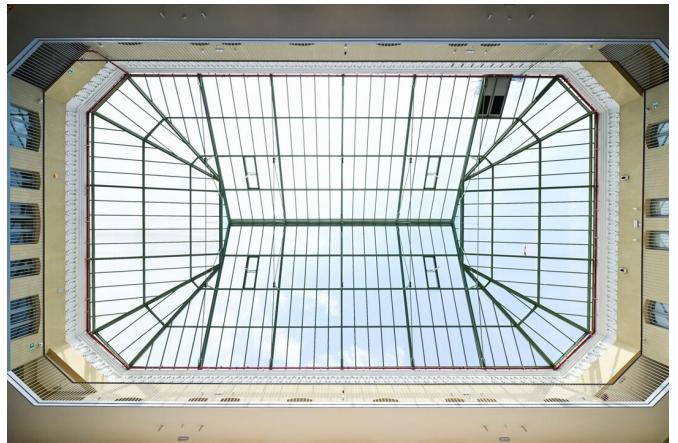
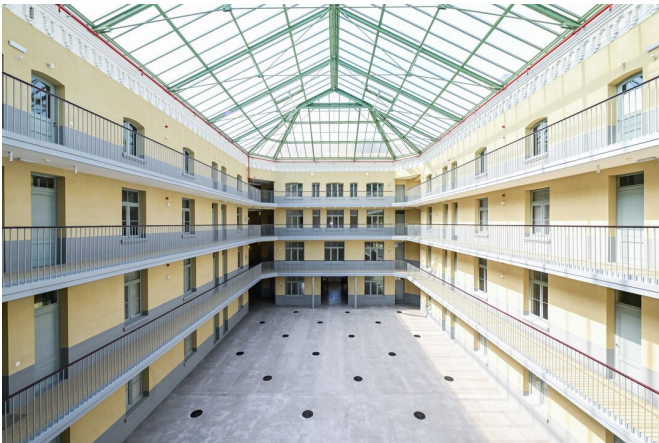
# FIERCE

I M M O



# FIERCE

I M M O





# FIERCE

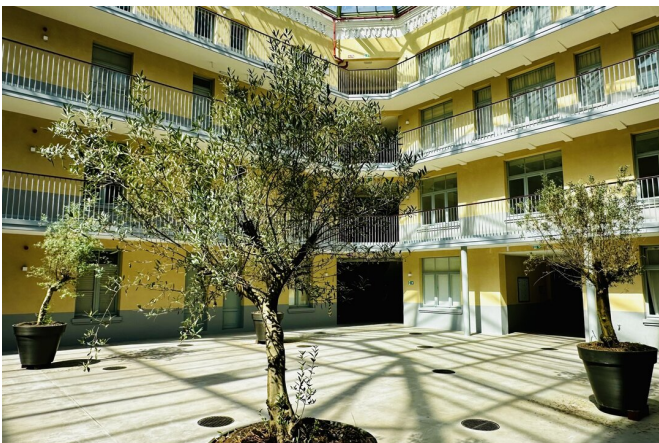
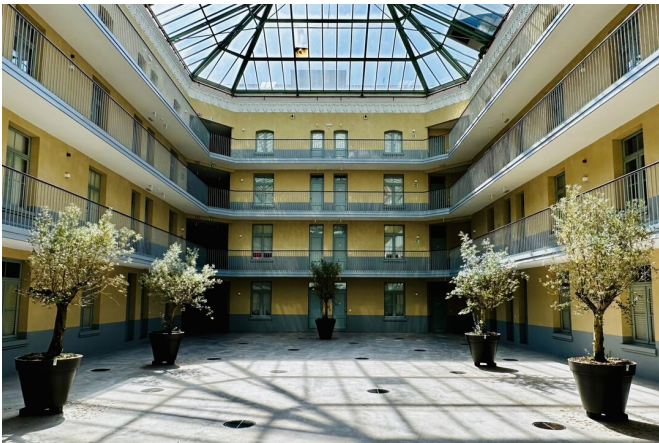
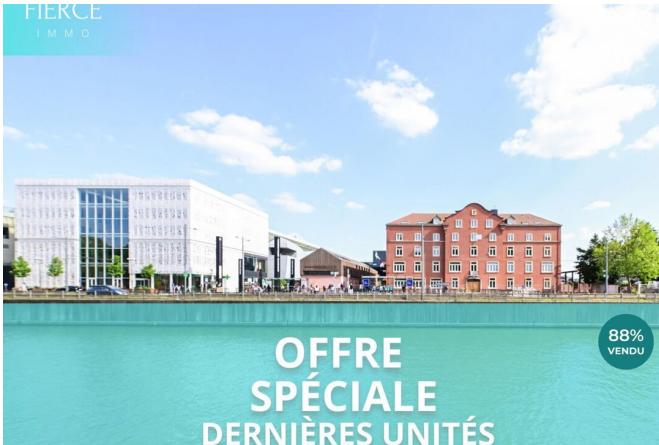
I M M O





# FIERCE

I M M O





# FIERCE

I M M O



## Interested in this estate?

Contact us for more information



### Michaël Baert

Responsible New constructions - IPI 512.639

- T. +32 472 46 93 44
- E. [michael@fierceimmo.com](mailto:michael@fierceimmo.com)

# FIERCE

I M M O