



## New construction of quality in Laeken

Rue de la Briqueterie 44-46, 1020 Bruxelles

# FIERCE

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|                        |                    |
|------------------------|--------------------|
| <b>Reference</b>       | 7287372            |
| <b>Price</b>           | € 322.500          |
| <b>Ground surface</b>  | 1780m <sup>2</sup> |
| <b>Living surface</b>  | 101m <sup>2</sup>  |
| <b>Terrace surface</b> | 6m <sup>2</sup>    |
| <b>Bedrooms</b>        | 2                  |
| <b>Bathrooms</b>       | 1                  |

## Description

LAEKEN - You will fall in love with this new project with its meticulous finishes! Firstly, because of its location: situated between Place Bockstael and the Tour & Taxis site, a stone's throw from public transport, shops and restaurants on Rue Marie Christine or Tour & Taxis. Brussels city centre is also nearby. Secondly, its human scale: 24 apartments within a block. Then there is the layout of the apartments, all of which offer: a large living area, a fully equipped open-plan kitchen, 2 or 3 beautiful bedrooms, a large bathroom, a separate WC with washbasin, a laundry area and a large balcony or terrace. Finally, it is innovative in its energy-saving solutions: double glazing, photovoltaic panels, etc. PEB B. Subject to registration fees and VAT. Would you like to visit one of the apartments still available? Simply contact us on 02 / 420 65 01.

## Essential info

|                             |                    |
|-----------------------------|--------------------|
| <b>Reference</b>            | 7287372            |
| <b>Type</b>                 | Flat               |
| <b>Ground surface</b>       | 1780m <sup>2</sup> |
| <b>Living surface</b>       | 101m <sup>2</sup>  |
| <b>Terrace surface</b>      | 6m <sup>2</sup>    |
| <b>Year of construction</b> | 2024               |
| <b>Availability</b>         | At the contract    |
| <b>Elevator available</b>   | Yes                |

## Required info

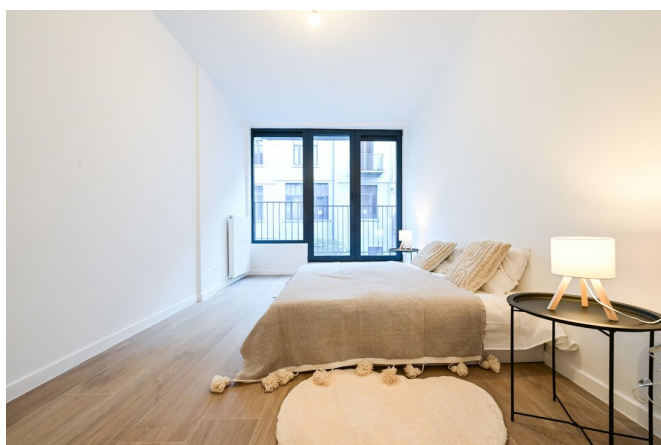
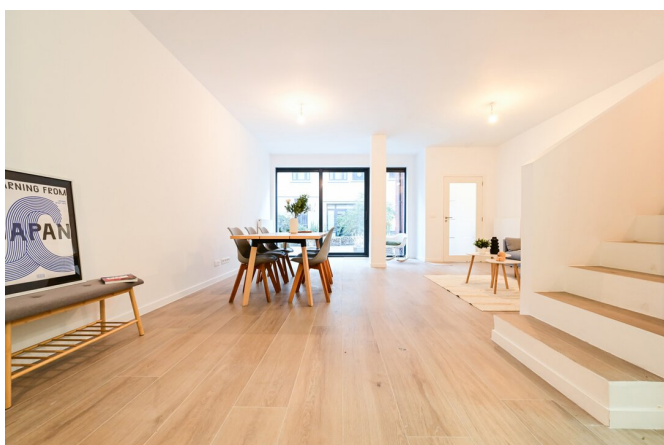
|                                   |                           |
|-----------------------------------|---------------------------|
| <b>EPC Value</b>                  | 50                        |
| <b>EPC Label</b>                  | B                         |
| <b>EPC Code</b>                   | 20250704-0000720542-01-0  |
| <b>Urban planning destination</b> | Living zone               |
| <b>Urban planning permit</b>      | Yes                       |
| <b>Subdivision permit</b>         | Yes                       |
| <b>Summons</b>                    | No                        |
| <b>Court decision</b>             | No                        |
| <b>Right to sell</b>              | No                        |
| <b>O-Level</b>                    | Not located in flood area |

## Layout

|                       |   |
|-----------------------|---|
| <b>Toilets</b>        | 2 |
| <b>Parking places</b> | 1 |

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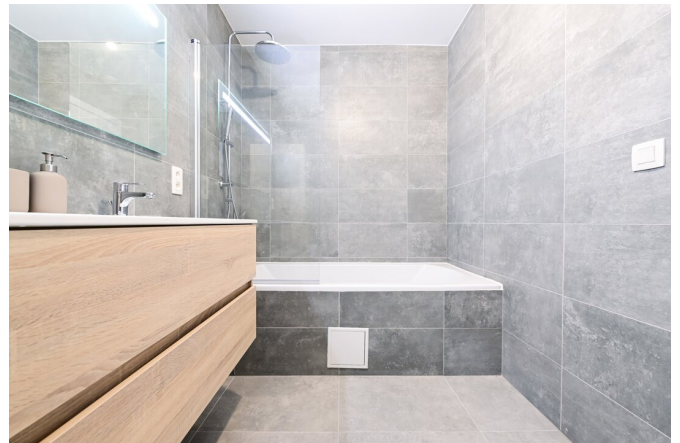
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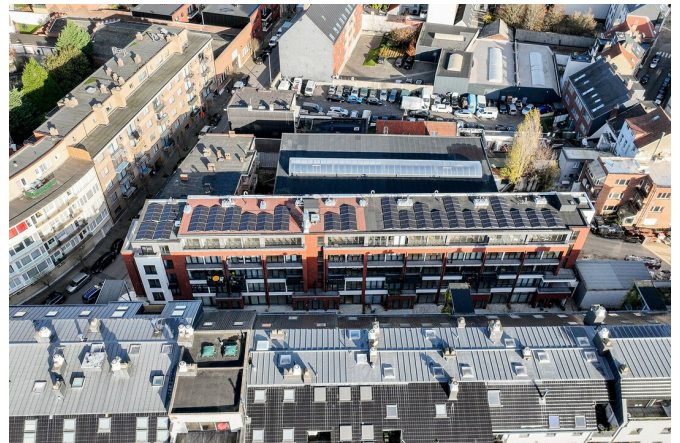
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## Interested in this estate?

Contact us for more information



### Michaël Baert

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