

# FIERCE

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## Beautiful 2-bedroom duplex! Temporary VAT promotion!

Rue de la Briqueterie 44-46, 1020 Bruxelles

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<b>Reference</b>	7535032
<b>Price</b>	€ 350.000
<b>Ground surface</b>	1780m <sup>2</sup>
<b>Living surface</b>	119m <sup>2</sup>
<b>Terrace surface</b>	10m <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.

For any purchase agreement signed before July 31, the real estate developer will reimburse part of the VAT!

Would you like to visit one of the apartments still available? Simply contact us on 02 / 420 65 01.

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## Essential info

<b>Reference</b>	7535032
<b>Type</b>	Flat
<b>Ground surface</b>	1780m <sup>2</sup>
<b>Living surface</b>	119m <sup>2</sup>
<b>Terrace surface</b>	10m <sup>2</sup>
<b>Year of construction</b>	2024
<b>Availability</b>	At the contract
<b>Elevator available</b>	Yes

## Required info

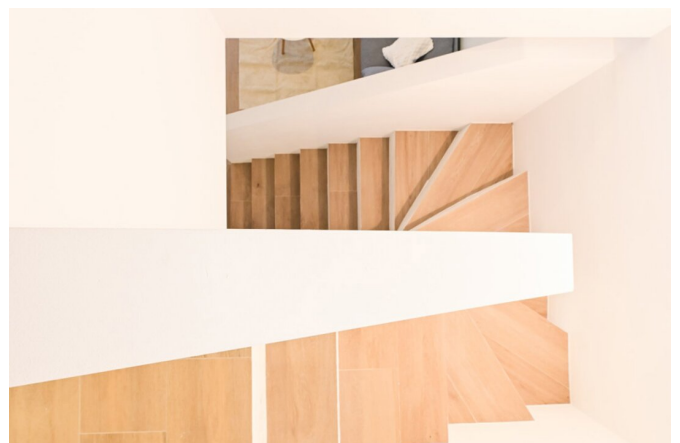
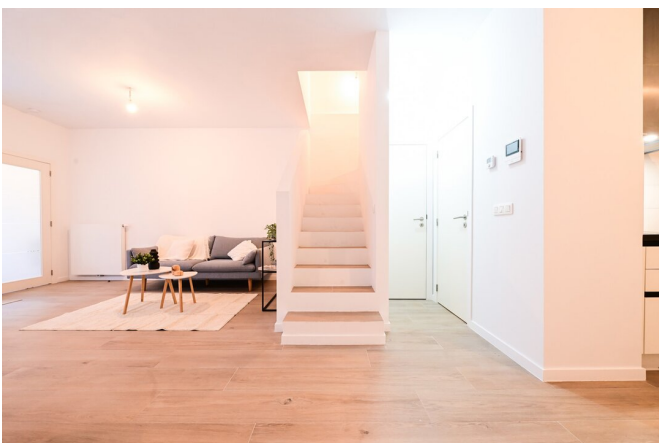
<b>EPC Value</b>	50
<b>EPC Label</b>	B
<b>EPC Code</b>	20250704-0000720542-01-0
<b>Urban planning destination</b>	Living zone
<b>Urban planning permit</b>	Yes
<b>Subdivision permit</b>	Yes
<b>Summons</b>	No
<b>Court decision</b>	No
<b>Right to sell</b>	No
<b>O-Level</b>	Not located in flood area

## Layout

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

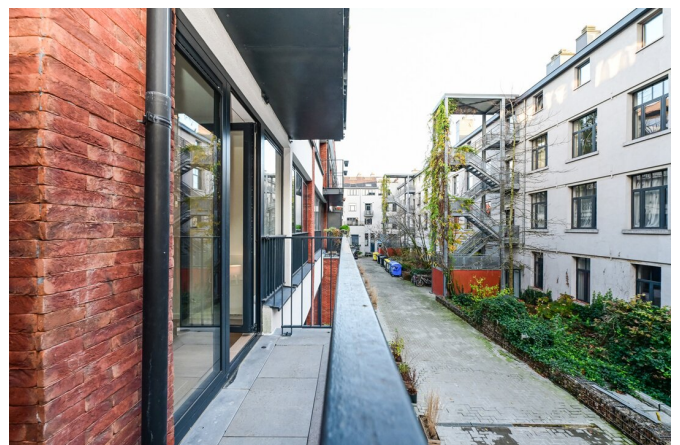
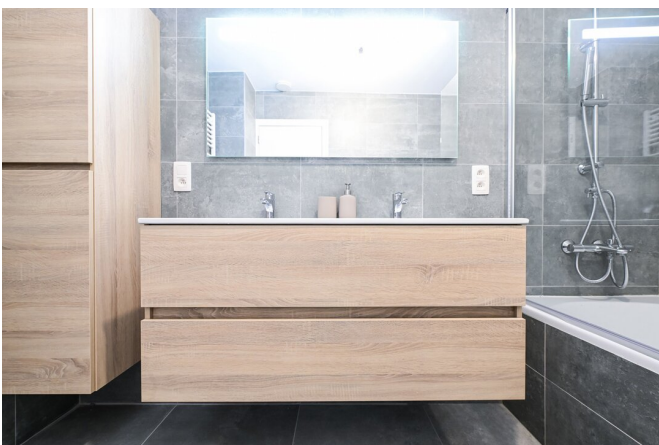
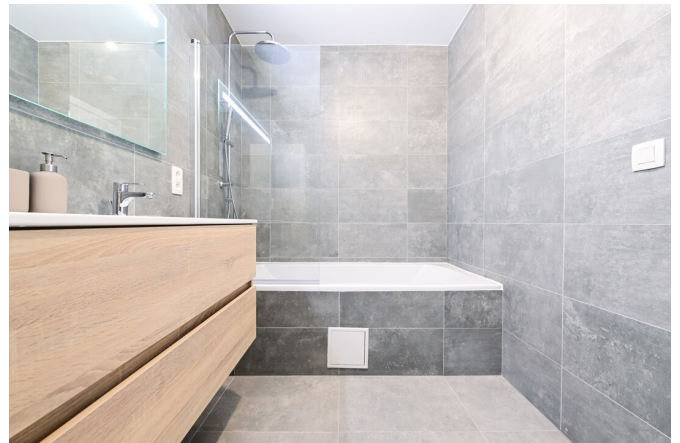
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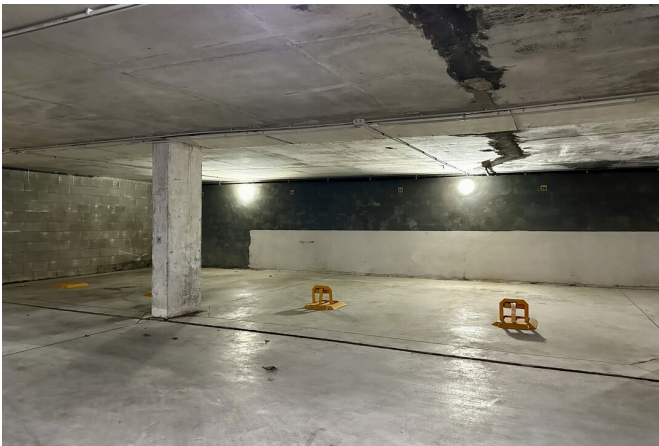
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## Interested in this estate?

Contact us for more information



### Michaël Baert

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