

# MAGNIFICENT +/- 130 M<sup>2</sup> FLAT, 3 BEDROOMS, 17 M<sup>2</sup> TERRACE

458 000 €

Ref 6610296

Anderlecht - Apartment 1405 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



## About this property

Vaneau Lecobel offers you this magnificent new 3-bedroom flat with a gross floor area of 130.5 m<sup>2</sup> on the 4th floor of the new Nid'Eau development. Ideally located in the heart of a quiet neighbourhood, a stone's throw from the Brussels canal and within easy reach of shops, public transport and a host of amenities, the flat is as follows: Entrance hall with cloakroom and WC, utility room, bright 46m<sup>2</sup> living/dining room with fully-equipped open-plan kitchen and access to a 17.5m<sup>2</sup> south-west-facing terrace. The hall leads to the 10m<sup>2</sup> bathroom and the 3 bedrooms, each measuring 15m<sup>2</sup> with access to a shower room, 9.5m<sup>2</sup> and 9.5m<sup>2</sup>. The materials used have been carefully chosen to ensure a high level of energy performance, including triple glazing, a dual-flow ventilation system with individual heat recovery, and an individual gas-fired boiler. Additional parking spaces, boxes and cellars are available. Delivery in spring 2027. Sale subject to VAT. Please do not hesitate to contact us for further information on 02/669.21.70 or by e-mail at [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

## VANEAU LECOBEL NEW PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles  
ph +32 2 669 21 70

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

**Reference :** 6610296

**Price :** 458 000 €

**Surface :** 1405 sq ft

**Bedroom(s) :** 3

**Floor :** 4

**Bathroom(s) :** 2

**Cellar :** Yes

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availabili** 01/03/2027

**ty :**



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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**