

OPEN DAY THIS SATURDAY 27/04 FROM 10AM TO 1PM!

765 000 €

Ref 6680356

Ixelles - Apartment 1286 sq ft

**VANEAU  
LECOBEL**  
Real Estate Brussels



### About this property

Vaneau Lecobel has the privilege to present you this 2-bedroom apartment of  $\pm 119$  m<sup>2</sup> on the first floor of the brand-new project "Metropolitan" created by the developer Promiris and located on the edge of La Cambre Abbey on one of the most prestigious Avenues of Brussels. Close to the Avenue Louise and the Avenue Franklin Roosevelt, this luxurious apartment offers a large entrance hall of  $\pm 8$  m<sup>2</sup>, a guest toilet, a spacious and bright living room of  $\pm 48$  m<sup>2</sup> with a fully equipped open-plan kitchen and direct access to the terrace of  $\pm 5$  m<sup>2</sup>, two beautiful bedrooms of  $\pm 16$  m<sup>2</sup> and of  $\pm 10$  m<sup>2</sup> with direct access to the second terrace of  $\pm 8$  m<sup>2</sup>. Each bedroom has its own bathroom, a large bathroom of  $\pm 9$  m<sup>2</sup> with a separate toilet for the first one and a shower room with an Italian shower for the second one. A laundry room is also foreseen. This outstanding building with an elegant design will be unique in Brussels thanks to its ideal location and thanks to its exceptional finishing touches inspired by modernist architecture that associates sobriety and contemporary art. Parking and cellar are additional. Triple glazing, floor heating, heat pump, double flow ventilation, solar panels. Energy performance A. Delivery Spring 2025. Sale under the VAT regime 21 % for the construction value and under registration fees 12,5 % for the land value. Do not hesitate to contact us for more information on the Metropolitan project by phone 02/669.21.70 or by mail [promotion@vaneau-lecobel.be](mailto:promotion@vaneau-lecobel.be).

VANEAU LECOBEL NEW  
PROJECTS

Georges Brugmann Square  
10B 1050 Ixelles  
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✉ [promotion@lecobel.be](mailto:promotion@lecobel.be)

**Reference :** 6680356

**Price :** 765 000 €

**Surface :** 1286 sq ft

**Bedroom(s) :** 2

**Floor :** 1

**Bathroom(s) :** 2

**Elevator :** Yes

**Parking(s) :** 1

**Terrace :** Yes

**Availability :** 01/08/2025

**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**