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Keystones

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Flat for sale

Forumlaan 17 1000 Brussels

€ 387.000

4 | 3 | 140 m²











Description

DE WAND – Situated on the 13th floor of a 14-storey building, surrounded by beautifully landscaped park gardens, this exceptionally spacious and bright 3-sided apartment enjoys breathtaking panoramic views over Brussels and the surrounding area, stretching as far as Mechelen. Thanks to its elevated position, numerous large windows and almost 180° unobstructed views, the apartment benefits from exceptional natural light and a wonderful sense of space and freedom. With a living area of +/-140m2, the apartment offers particularly pleasant living spaces and a layout with plenty of possibilities. The entrance hall with cloakroom and guest toilet leads to the generous living room of +/- 42m2. Large windows flood the room with natural daylight, making the impressive views a constant presence throughout the living space. The adjoining fitted kitchen of +/- 13m2, with a separate laundry area, also offers interesting possibilities for those dreaming of a larger, contemporary kitchen that fully embraces the openness and character of the apartment.+/-approximately 11 and 15m2 respectively. A private cellar completes the property. The common areas of the condominium are in impeccable condition and are maintained with the utmost care, both indoors and outdoors. With thoughtful modernisation, this apartment offers an excellent opportunity to create a truly unique home, where space, natural light and spectacular views take centre stage. No fewer than 3 parking spaces – two outdoor and one indoor – are included in the asking price. A rare combination of generous proportions, natural light, outdoor space and an exceptional panorama, in a residential setting in the De Wand neighbourhood. Communal charges: +/- €735/month, including provisions for heating and water and a contribution to the reserve fund of +/- €181/month. Energy performance certificate (EPC): D- (208 kWh/sqm/year). Electrical installation compliant. The location combines a pleasant, green residential setting with easy access to all everyday amenities. The lively De Wand shopping street and a Carrefour supermarket are nearby, as are several schools. Excellent public transport connections are an additional advantage, with the nearby De Wand tram stop (lines 7, 19 and 35) and Heysel metro station (line 6).

Details

General information

State
Good state
Type of construction
Semi detached
Floor
13
Floors
14
Terraces
2
Garage
Yes
Parking inside
Yes
Parkings inside
3

Layout

Living room
42 m²
Kitchen
13 m² (fully fitted)
Bureau
16 m²

Bedroom 1
10 m²
Bedroom 2
11 m²
Bedroom 3
12 m²
Bedroom 4
13 m²

Bathroom
all comfort
Toilets
2

Cellar
Yes

In the proximity

Environment
Free sight
Shops nearby
Yes
School nearby
Yes
Public transport nearby
Yes

Dimensions

Habitable surface
140 m²

Comfort

Handicap friendly
No
Elevator
Yes
Pool
No

Energy

Heating
Collective

Financial

Price
€ 387.000
Land registry income
€ 2.765
Costs
€ 730 monthly
VAT applied
No
Reference
Forum 17
Available
At the contract

Spatial planning

Destination
Not disclosed
Building permission
Not disclosed
Intimation
Not disclosed
Parcelling permission
Not disclosed
Right of pre-emption
Not disclosed

Laundry
Yes