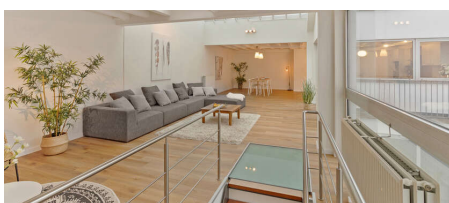


**For sale - Duplex****1080 Sint-Jans-Molenbeek****€ 500.000****Ref. 6274716**

Number of bedrooms: 3  
Number of bathrooms: 2  
Availability: at the contract

Surf. Living: 203m<sup>2</sup>  
Surf. terrace: 41m<sup>2</sup>  
Neighbourhood: beside the water

PEB/EPB: 394kwh/m<sup>2</sup>/j

## Description

Discover this unique 185 m<sup>2</sup> duplex loft in the heart of Brussels, located along the canal. The entrance hall includes a toilet and staircase leading to the living area, while the night hall provides access to two spacious bedrooms, one of which features an en suite dressing room and bathroom. There is also a shower room and a large windowless room that can be used as a bedroom, office, or dressing room. Both bedrooms have access to the terrace, which offers complete privacy and no overlooking neighbors. On the top floor, you'll find the bright and spacious living area with a fully equipped kitchen. Thanks to the large windows and glass roof, the space enjoys abundant natural light. A small terrace adjoins the kitchen. The parking space is not included in the price but can be purchased separately. This loft combines comfort, space, and light with complete privacy. An exceptional living opportunity in Brussels!

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### Financial

Price: € 500.000,00  
VAT applied: No  
Available: At the contract

### Building

Habitable surface: 203,00 m<sup>2</sup>  
State: Good state  
Floor: 1  
Number of floors: 2  
Orientation facade: East

### Comfort

Furnished: No  
Videophone: Yes  
Pool: No

### Energy

EPC score: 394 kWh/m<sup>2</sup>/year  
EPC class: G  
Double glazing: Yes  
Windows: Aluminium  
Heating type: Gas

### Location

Environment: Beside the water, city Center  
School nearby: 1.000m  
Shops nearby: 500m  
Public transport nearby: 220m

### Terrain

Garden: No

### Layout

Living room: 86,00 m<sup>2</sup>  
Kitchen: Yes, US fully fitted  
Bureau: 10,56 m<sup>2</sup>  
Bedroom 1: 23,00 m<sup>2</sup>  
Bedroom 2: 14,00 m<sup>2</sup>  
Bathroom surface: 9,25 m<sup>2</sup>  
Bathroom type: All comfort  
Shower rooms: 1  
Toilets: 2  
Terrace: 41,00 m<sup>2</sup>  
Cellar: Yes

### Technics

Electricity: Yes

### Planning

Destination: Not disclosed  
Building permission: Not disclosed  
Parcelling permission: Not disclosed  
Right of pre-emption: Not disclosed  
Intimation: Not disclosed  
Flooding area: Potential flood area

## Parking

Parkings inside: 1