

Close to the Tour&Taxis site, superb  
duplex 2 CH :

**€ 325.000**

1020 Laken (bru.)



2



96 m²



IMMO ID BRUXELLES offers you:

Close to Tour & Taxis, the Flemish government and numerous amenities (Mobiscore 9.4/10), superb 2-bedroom duplex apartment (+/- 101.50 m2) with terraces (+/- 6.50 m2), available immediately.

Located on the 2nd floor of an exclusive building, this bright unit, designed with quality materials, comprises an entrance hall, a separate toilet, an attractive living room with a large aluminum bay window opening onto a terrace, a separate fitted kitchen, a private staircase, a night hall, a second separate toilet, a bright bedroom (14m2), a second bedroom (11m2), a beautiful bathroom (bath - double washbasin unit - furniture column - towel radiator), and a technical room/laundry/boiler room. Good rental potential.

Sustainable and responsible aspects guarantee excellent energy performance. EPB certificate: B (minimum).  
Bicycle and baby carriage storage available.

A must-see!

Price: 325.000 €

Sale of the land subject to registration duties (12.5%) and of the buildings subject to 21% VAT.

A parking space and basement complete the offer and can be purchased for 29,000.

Non-contractual information

Photos show apartment (4th floor)

Offer subject to acceptance by sellers

## Characteristics

### GENERAL

Address:	1020 Laken (bru.)
Price:	€ 325.000
Habitable surface:	96 m²
Number of bedrooms:	2
Number of bathrooms:	1
Cadastral income:	€0

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#### COMFORT

Heating:	Individual
Kitchen:	All comfort
Glazing:	Double
Window frame:	Alu

#### ADDITIONAL INFORMATION

Urban planning destination:	Requested
Urban planning permits:	Yes
Summons and recovery claim:	Not applicable
Pre-emption right:	Requested
Subdivision permit:	No
Flood-sensitive area:	Not yet requested