

Investment property with strong yield near the European Quarter

€ 963.000

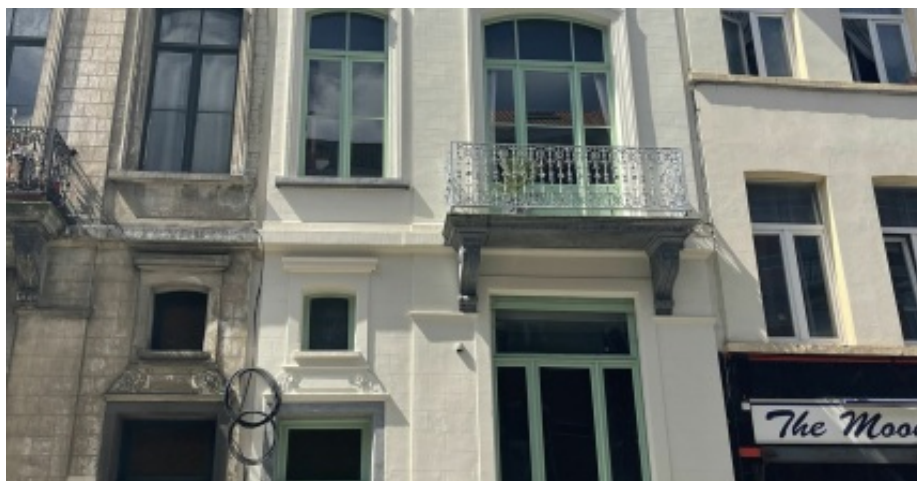
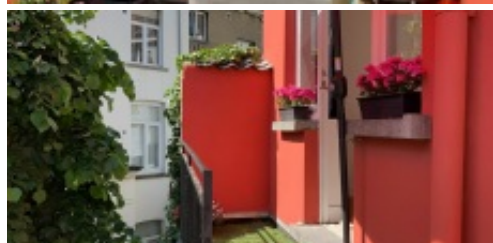
Rue De La Pacification 55, 1000 Brussel



6



275 m²



Investment property with strong yield near the European Quarter

Ideally located in a sought-after and strategic area of Brussels, within walking distance of Square Marie-Louise and several European institutions, this income-generating property represents an excellent investment opportunity with strong rental potential.

Officially registered as a building comprising 4 units, it is currently configured and operated as 6 units, offering an attractive net yield of approximately 4.5%. All units are currently rented, ensuring immediate and stable rental income.

The layout is as follows:

On the -0.5 level and raised ground floor (bel étage): at the front, a duplex apartment with 1 bedroom; at the rear, a second duplex with 2 compact bedrooms and direct access to a pleasant city garden. The 1st floor features a front-facing studio and a 1-bedroom apartment at the rear with a compact terrace. The 2nd floor includes a front-facing studio (to be renovated) and a cosy duplex apartment at the rear, incorporating a fitted attic space and a beautiful south-facing terrace.

The property also benefits from a spacious entrance hall with staircase and several cellars, adding to its practicality and overall comfort.

Thanks to its prime location close to European institutions, public transport, shops and green spaces, the building enjoys consistent rental demand and a solid investment profile.

A rare opportunity for investors seeking a well-located property with immediate returns and further optimization potential.

Characteristics

Investment property with strong yield near the European Quarter

€ 963.000

Rue De La Pacification 55, 1000 Brussel



6


275 m²

GENERAL

Address:	Rue De La Pacification 55 1000 Brussel
Price:	€ 963.000
Habitable surface:	275 m ²
Number of bedrooms:	6
Number of bathrooms:	6
Cadastral income:	€1323

LAYOUT

:	8 m ²
Entrance Hall:	6 m ²
Apartment:	47 m ²
Apartment:	48 m ²
Terrace:	3 m ²
Garden:	22 m ²
Apartment Left:	27 m ²
Terrace:	1.5 m ²
Apartment:	29 m ²
Terrace:	4 m ²
Apartment Left:	22 m ²
Apartment Left:	34 m ²
Basement:	25 m ²
Terrace:	10.5 m ²

COMFORT

Heating:	Common
Kitchen:	Cupboards & appliances
Glazing:	Single and Double
Window frame:	Wood

EPC

EPC:	345 kWh/m ²
EPC level:	F

ADDITIONAL INFORMATION

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