

Exclusive investment property
 comprising 3 officially recognized
 residential units, ideally located near the
 European Commission

€ 1.425.000

Rue Stevin 55, 1000 Brussel

5 430 m²



Exclusive investment property comprising 3 officially recognized residential units, ideally located near the European Commission. Located just 200 meters from the prestigious Berlaymont building, in the heart of the highly sought-after European Quarter, this exceptional investment property comprises three officially recognized residential units. This character building combines architectural charm, generous living spaces and a prime strategic location, making it a rare investment opportunity.

The property first features a spacious duplex apartment of approximately 176m² gross, located on the bel floor and semi-basement level. The bel floor offers three magnificent consecutive reception rooms with high ceilings and authentic character features. These spaces are currently arranged as an elegant living room, a fully equipped open-plan American kitchen with dining area and access / views over the south-facing garden (+/- 120m²). The front room facing the street can serve as a dining room and is officially recognized as a bedroom.

The lower level includes a large night hall, an impressive master suite with dressing room and adjoining bathroom. The bedroom also provides direct access to a pleasant terrace. This floor further includes an office space and an additional shower room.

The first floor hosts a beautiful, bright apartment of approximately 87m² gross, comprising a spacious living area, dining room, fully equipped kitchen and a bedroom with adjoining bathroom. The apartment also benefits from a compact front balcony.

The second and third floors currently consist of two one-bedroom apartments which, from an urban planning perspective, must be converted into a two-bedroom duplex apartment. This future duplex (+/- 100m²) could offer a spacious living area with open kitchen, a superb sunny terrace and two bedrooms with bathroom.

From a technical standpoint, the building benefits from a collective high-efficiency heating system installed in 2021, favorable EPC ratings and compliant electrical installations.

Thanks to its exceptional location in the European Quarter, within walking distance of European institutions, public transport, shops and restaurants, this property represents a highly attractive investment with strong rental potential and long-term asset value.

Characteristics

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GENERAL

Address:	Rue Stevin 55 1000 Brussel
Price:	€ 1.425.000
Habitable surface:	430 m ²
Number of bedrooms:	5
Number of bathrooms:	4
Cadastral income:	€2026

COMFORT

Heating:	Common
Kitchen:	All built-in
Glazing:	Double
Window frame:	Pvc and Wood

EPC

EPC:	188 kWh/m ²
EPC level:	D

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