Sale **+32 (0)15 490 900**
Rental **+32 (0)15 490 800**

Apt to renovate with exceptional duplex potential in the European Quarter

€ 250.000

Spastraat 23, 1000 Brussel

1 | 70 m²







Apartment Requiring Modernisation with Exceptional Duplex Conversion Potential in the Heart of the European Quarter
Ideally located on the highly sought-after Rue de Spa, just moments from the European Quarter, this character-filled third-floor apartment presents a rare opportunity for buyers seeking a property with charm, outstanding potential and a prime Brussels location. Currently offering one spacious bedroom, the apartment provides an excellent foundation for a high-quality renovation tailored to modern living.
The location is one of the property's greatest strengths. The European institutions, Schuman, Cinquantenaire Park, public transport, shops, restaurants and all everyday amenities are all within easy walking distance. This prestigious setting makes the property equally attractive as a primary residence or a long-term investment.
The apartment currently comprises a spacious bedroom, a bright living area and a practical layout ready to be transformed according to the future owner's preferences.
A truly outstanding feature of this property is its exclusive private access to the attic level, which forms part of the private ownership. Subject to obtaining the necessary planning permissions, this space offers exceptional development potential and can be incorporated into the apartment to create a spacious duplex of approximately 110 m², including three bedrooms. This represents a unique opportunity to create a distinctive home tailored entirely to your own lifestyle in one of Brussels' most desirable neighbourhoods.
The building is well maintained and benefits from oil-fired central heating. The electrical installation is not compliant with current regulations and the property benefits from an EPC rating of D, representing a valuable advantage under current energy performance standards.
A rare opportunity to acquire a character-filled apartment with exceptional renovation and expansion potential in the heart of Brussels' prestigious European Quarter.

Characteristics

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GENERAL

Address:	Spastraat 23 1000 Brussel
Price:	€ 250.000
Habitable surface:	70 m²
Number of bedrooms:	1
Number of bathrooms:	1
Cadastral income:	€0

LAYOUT

Entrance Hall:	2 m²
Toilet 1:	1 m²
Living:	24 m²
Kitchen:	9 m²
Bathroom 1:	3 m²
Bedroom 1:	16 m²
:	8 m²
Night Hall:	6 m²
Attic:	40 m²
Basement:	5 m²

COMFORT

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

EPC

EPC:	208 kWh/m²
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