Penthouse

Boulevard Sylvain Dupuis 306, 1070 Anderlecht

Reference: 4411 | Penthouse

€295.000 EPC G



130 m²	3	1	437 kWH/m²

Discover this magnificent penthouse in the heart of Anderlecht: a modern residential pavilion where comfort, style and quality of life come together perfectly. This exclusive residential project offers an exceptional living experience with high-quality finishes and unique amenities.

An absolute eye-catcher is the impressive terrace configuration. Several spacious terraces offer a breathtaking panoramic view of Brussels and its surroundings. Ideal for relaxing, receiving guests or enjoying the outdoors in peace and quiet. Thanks to large sliding glass doors, indoor and outdoor space flow effortlessly into one another.

The penthouse is currently furnished with two spacious bedrooms, but can easily be returned to its original layout with three full-size bedroomsâ€"perfect for families or those who like to provide extra space for guests or an office. Both bedrooms have fixed built-in closets.

The open living space is bathed in natural light thanks to large windows and creates a pleasant, inviting atmosphere. The kitchen is stylishly appointed with wooden cabinets, dark gray countertops and quality built-in appliances. The entire apartment is finished with durable ceramic tiles, making for a low-maintenance and timeless unit.

The layout is thoughtful and comfortable: a fully equipped bathroom with modern sanitary ware, double sink in

cabinet, shower and sauna for ultimate relaxation, complemented by a second toilet. There is also a separate guest toilet, a spacious storage room with all necessary connections, a water softener and extra storage space within the penthouse.

Furthermore, the apartment has a private cellar and there is the possibility of purchasing a garage box and an indoor parking space, which completes the living comfort.

The location in Anderlecht combines urban dynamism with practical accessibility: schools, stores, restaurants and public transport are in the immediate vicinity. The panoramic views from the penthouse emphasize the vibrancy and charm of this Brussels city neighborhood, with sports and leisure facilities also nearby.

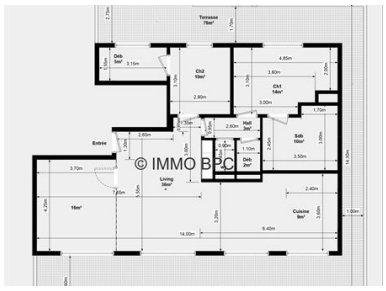
This is more than a home â€" it is a lifestyle.

Let yourself be seduced by space, light, comfort and modern luxury, and experience high-level living.

Pictures





























Details

Financial

Price	€295.000
Available	Onact
Cadastrall income (non-indexed)	€1.632,00
Charges: Syndic, insurance, maintenance common parts, elevator, reserve bill, maintenance garden	€329,00

Building

Year built	2003
Condition	To refresh
Habitable area	130 m²
Constructed area	130 m²
Floor	7
Total floors	7
Roof type	Not communicated
Rear orientation	South

Ground

Terrace	Yes, 76 m², South

Comfort

Lift	Yes
Interior comfort	

Garage/parking

Garages	1 (Possible) Price: €30.000,00
Parkings	1 (Possible) Price: €15.000,00

Interior

Floor 7

	3 m². Tiles
	36 m². Access to the terrace. Tiles
	9 m². Double-sink, Extractor, Fridge, Sink, Cermic stove, , , , . Tiles
	14 m². Tiles
	10 m². Tiles
	16 m². Tiles
	10 m². Shower, Storage cupboards, Wall tiles, Washbasin. Tiles
storage	5 m². Tiles
	3 m². Tiles
	Tiles
Terrace	76 m².

Basement(-1)

	20 m².
Parking Space	14 m².

Water verzachter

Energy

Heating	Not communicated Electrical
Windows	Double glazing alu
Electricity certification	Yes, not-conform

Urban

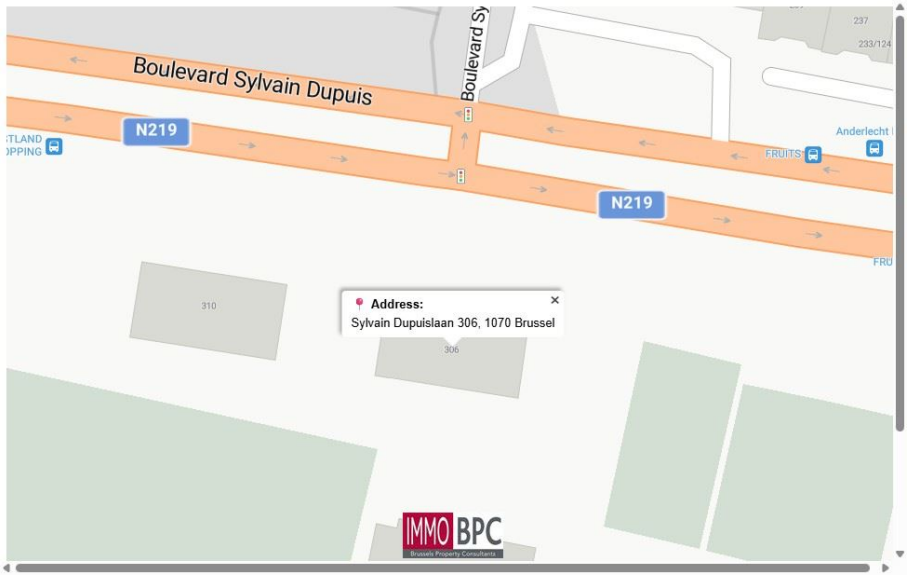
Destination	Requested
Summons	Not applicable
Preemptive Rights	No
Permit	Yes
Allotment permit	No

EPC

EPC	437 kWh/m²
EPC label	EPC G
EPC valid until	13/01/2036

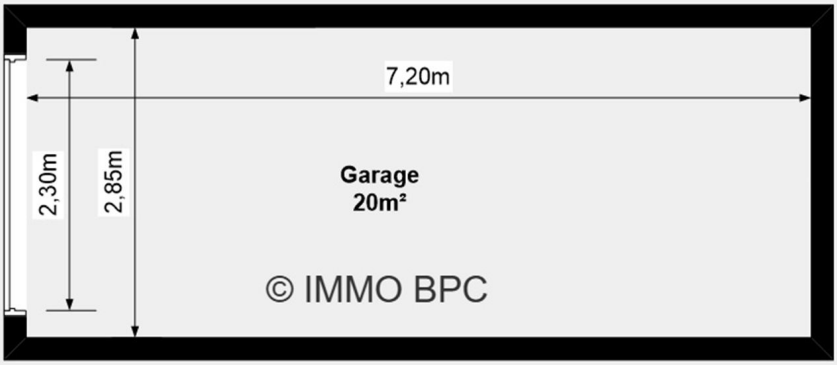
Location and surroundings

Address: Boulevard Sylvain Dupuis 306, 1070 Anderlecht



Floor plan(s)





Hauteur porte : 2,13m
Hauteur plafond : 2,50m

Interested in this property?

Your IMMO BPC agents are happy to help you!

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