

# TERVUEREN 419

AVENUE DE TERVUEREN, 419 - 1150 BRUSSELS

STATUS : PROJECT

## A LARGE PRESTIGE VILLA DIVIDED INTO FLATS

On a beautifully located parcel, in an area of cultural, historical, and aesthetic interest and beauty, a stone's throw from the ring and the Forêt de Soignes, a former 1950s house has been demolished in favour of a new villa much more suited to the surrounding area.

The architect has chosen to create a building that will be seen as a large prestige villa on an equally prestigious avenue, and not as a block of flats with the architectural language familiar to us.

The floors are set back significantly as of the second floor to give the architecture a more dynamic silhouette and to open up views of the sky.

## VERY LOW ENERGY, SPACE AND LIGHT

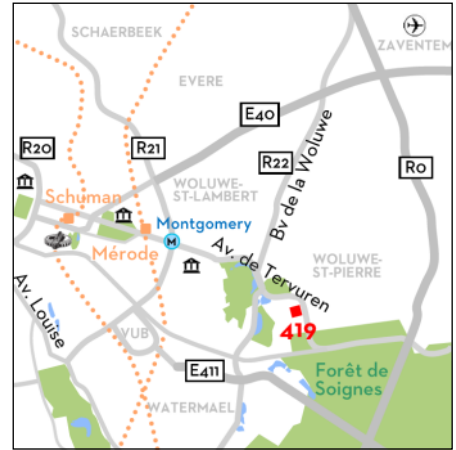
The building is composed of ten exclusive flats, including two enormous penthouses surrounded by terraces.

The very low energy building has a rear façade with a generously glazed south-west exposure to take advantage of the available light and heat.

The bedrooms are located on the street side and the living area on the garden side. Each flat has a private terrace.

The full layout of the garden and the surroundings is produced on the basis of a phytosanitary study by landscape architect C. Sternfeldt, and subject to a planning permit.

## SITUATION



DEVELOPER

**MACFI SRL**

ABH

**JCX GESTION**

ARCHITECT

**ICEBERG ARCHITECTURE**

CONSTRUCTION

**CIT BLATON**





# TERVUEREN 419

AVENUE DE TERVUEREN, 419  
1150 BRUSSELS

## THE BENEFITS

- a new sustainable very-low-energy structure, in a landscaped garden with swimming pool
- a prestigious avenue in an area of cultural, historical, and aesthetic interest and beauty (PRAS [Regional Land Use Plan])
- a stone's throw from the Forêt de Soignes, Woluwé Park and the Place Dumon (Stockel)
- location with good road links:
  - by car: 7 min. from the ring road R0 en the E411, 15-20 min. from the airport, the E40 and the centre of Brussels
  - public transport : trams 39 en 44 (2 min. by foot) , 15 min. from the metro (Montgomery)

## SITE DETAILS

- ten exclusive flats
- dual-exposure east/west oriented flats
- green roofs
- photovoltaic solar panels
- two lift cores
- heating produced by a central unit, gas condensing boiler
- 20 underground parking places
- outdoor swimming pool
- landscaped garden
- high-quality materials, beige and brown stone
- land: 37.32 a
- façade width: 37.48 m

SITE PLAN		
-1	pk, bicycle and rubbish bin room	810 m <sup>2</sup>
rez	4 flats 2 bedr	101 à 112 m <sup>2</sup>
1er	4 flats 3 bedr	130 à 133 m <sup>2</sup>
2è	1 flats 3 bedr	261 m <sup>2</sup>
3è	1 flats 3 bedr	236 m <sup>2</sup>
<b>total above-ground area</b>		<b>1796 m<sup>2</sup></b>

