

## ROYALE 180 - B0.01



### Characteristics of the property

|                      |                                                  |
|----------------------|--------------------------------------------------|
| Name                 | ROYALE 180                                       |
| Address              | rue Royale 180                                   |
| Town                 | 1000 Bruxelles                                   |
| Flood zone           | not located in a flood zone                      |
| Year of construction | 1995                                             |
| Price                | 295.000 €                                        |
| Surface area range   | From 127 m <sup>2</sup> to 12.148 m <sup>2</sup> |
| Number of floors     | 9                                                |
| Unit(s) type         | Offices, Retail                                  |
| Soil certificate     | Yes                                              |
| Elevator             | Yes                                              |
| Heating type         | Gas                                              |
| Air conditioning     | Yes                                              |
| Indoor parking       | Yes                                              |

Property features

|                         |                                   |
|-------------------------|-----------------------------------|
| Reference               | ROYALE 180 - B0.01                |
| Address                 | rue Royale 180<br>1000, Bruxelles |
| Type of units           | Offices                           |
| Total surface area (m²) | 526 m²                            |
| Disabled access         | Yes                               |
| Available               | at the contract                   |
| EPB (kWh/m²/year)       | 398                               |
| EPB (class)             | E                                 |
| Elevator                | Yes                               |
| Toilets                 | private                           |

## Description

FOR SALE – OFFICE BUILDING – BRUSSELS (RUE ROYALE 170-202) – Sale as part of bankruptcy proceedings.

Located in the heart of Brussels, on the prestigious Rue Royale, this office building represents a rare acquisition opportunity within a prescribed framework.

The building offers bright and functional spaces, perfectly suited to business use. It comprises part of the ground floor, as well as the first and second floors, and the entire third and fourth floors, organized into spacious, flexible office areas featuring large windows.

Three basement levels complete the property, featuring office spaces with daylight and ancillary areas, as well as parking spaces offering secure parking in the city centre.

EPC C (certain parts of the building may have a B rating).

Terms of sale:

- Sale conducted as part of bankruptcy proceedings, under the supervision of the competent court and the liquidator.
- Sale as is, without any warranty as to conformity or against hidden defects.
- All offers are subject to the liquidator's acceptance and, where applicable, the authorization of the bankruptcy judge.
- Surface areas, technical and planning information are provided for guidance only and are not binding.
- The purchaser is deemed to be fully informed of the legal status of the property.

Floor areas range from 300 m<sup>2</sup> to 10,000 m<sup>2</sup>. Prices on request.

For further information, please contact Vincent Schobbens at 0476/90.63.28 or by email (vs@sodim.co).

Contact

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Non contractual document

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