

Appartement Ixelles 253 m²



PRIX DE VENTE : 1 080 000 €

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EXCLUSIVITÉ

DESCRIPTION

Behind a discreet industrial facade lies an extraordinary space. Located on the top floor of a small co-ownership, this 253 m² loft (PEB/EPC data), entirely redesigned by an architect, exudes silent luxury where volume becomes a sensory experience.

The 100 m² living area is organized around a permanent dialogue between materials:

A wavy orange brick wall diffuses organic warmth, contrasting with the minimalism of polished concrete and the rigor of raw columns.

A Stüv fireplace structures the space, while vast South-West facing sliding windows erase the boundary with the outdoors.

The kitchen, crafted from Carrara marble and solid oak, is designed as a standalone piece of furniture.

The sleeping quarters consist of 3 bedrooms, including a master suite opening onto a 5-meter landscaped balcony. The bathroom is a mineral oasis bathed in light from a skylight that reveals the rich textures of the materials. Adjacent is a large dressing/laundry room (pre-equipped for a second bathroom).

Modern comfort integrates seamlessly into the industrial shell:

Latest generation air conditioning and air treatment (2024).

Home automation and biocompatible electrical installation (shielded cables).

Architectural details: Antique cast-iron radiators repurposed as heated benches, high-quality wood joinery.

Energy features: 12 solar panels (2023), condensing boiler, and high-performance double glazing.

Ideal location in the Cimetière d'Ixelles district, a stone's throw from European institutions, train stations, and international schools. A perfect balance between dynamic urban life and absolute calm at the rear of the block.

This loft is a living space, ready for your projects.

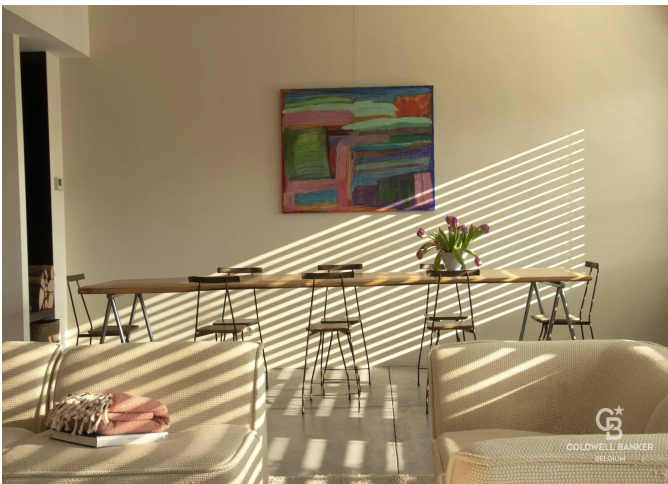
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CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	253.0 m ²	Ascenseur :	Oui
NB de pièces :	4 rooms	NB de chambres :	3 bedrooms		



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