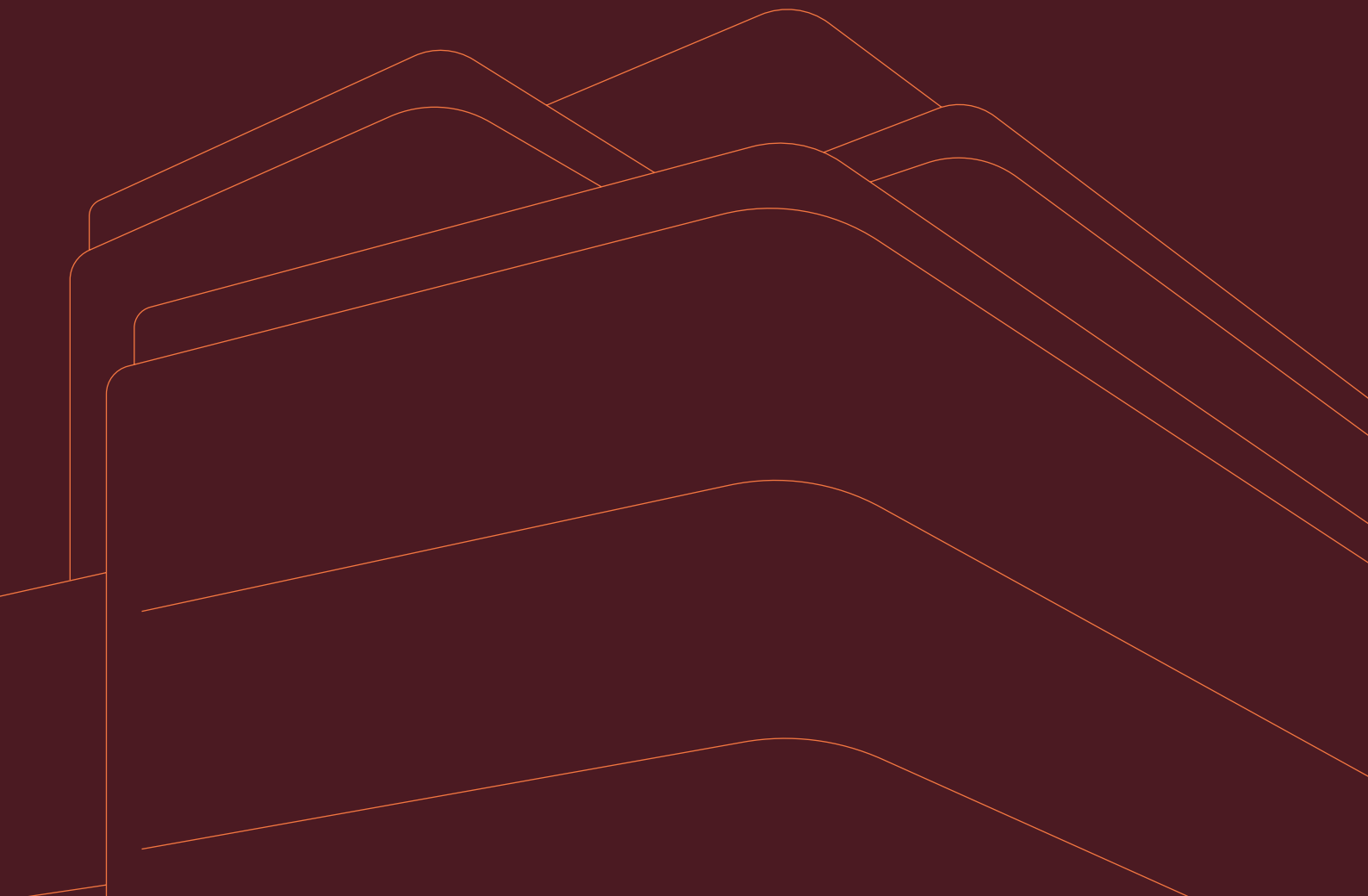
226

AV. TERVUEREN



Quiet Luxury

Luxury isn’t just about what you see. It’s revealed in the quality of the spaces, the light, the tranquillity and the natural way in which every detail complements your daily life.

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Project introduction

Enjoy understated luxury in one of Brussels' most desired locations

Along Avenue de Tervueren, one of Brussels' most prestigious and tree-lined arteries, an iconic building is set to write a new chapter in its history. Formerly the head office of Sopra Banking, the building is now undergoing a complete conversion into a high-end residential development, designed for a discerning, elegant and sustainable lifestyle.

226 Avenue de Tervueren occupies one of the most privileged locations in Brussels. Stoclet Palace, a UNESCO World Heritage Site, stands directly in view, with Woluwe Park to the left, Cinquantenaire Park to the right and Square Léopold II just in front of the building.

The development sits in one of Brussels' most sought-after neighbourhoods, home to embassies, international institutions, renowned schools and excellent shops. Montgomery metro station and several tram and bus lines are within walking distance, offering easy connections to all parts of the city.

An exceptional living environment

The existing architecture has been enhanced by a comprehensive renovation that respects the building's heritage, combining natural stone on the façade with brickwork at the rear. This timeless building houses 50 apartments, in a bright, peaceful and leafy setting, with a predominantly south-facing aspect and landscaped greenery at the front and rear of the building.

Every detail of the project 226 has been designed with the same commitment to excellence: to provide a living environment of the highest quality, where architecture, materials and technology work together to ensure everyday comfort. Living on Avenue de Tervueren is about choosing an iconic address, a well-preserved natural environment and a direct link to the heart of the city. A unique residential development, where the pleasure of living truly comes into its own.

A layout designed for comfort

The layout of the units prioritises ease of movement and tranquillity. Three separate entrances, clear circulation routes and a well-thought-out residential design ensure privacy and serenity on every floor. This organisation creates a friendly atmosphere, giving the feeling of a small community rather than a large, anonymous complex.

Apartments designed to suit your lifestyle

Every residence has been designed as a true living space, where natural light, comfort, energy performance and high-quality finishes blend seamlessly together. The variety of layouts, the clarity of the floor plans and the attention paid to even the smallest details define the development's residential identity.

The plans have been carefully optimised to make the most of every square metre, while providing generous, light-filled living areas.

Key features

Customisation

Buyers enjoy a high level of freedom when it comes to customisation, with a wide choice of finishes and fittings to create an interior that reflects their personal style. They can count on personalised support and guidance throughout the selection and decision-making process, enabling them to make choices that suit their needs and lifestyle.

Finishes

The apartments are distinguished by their high-quality finishes. Natural stone façades, full-height, slim-profile window frames with acoustic glazing, doors with concealed hinges and meticulous paintwork combine to create a minimalist aesthetic. Walk-in showers, reversible underfloor heating and home automation contribute to modern, sustainable comfort. Wooden parquet flooring, high-end Ambiance Cuisine kitchens and bathroom fittings by Duravit and Grohe: all the materials have been selected for their quality, durability and elegance. The low service charges reflect an optimised design and the long-term value of the investment. Here, luxury is expressed with precision and restraint, through timeless choices designed to enhance your everyday life.

Every unit benefits from a spacious private terrace, equipped with an outdoor light, a power socket and a water tap. A storage cellar is available separately, as is a choice of underground parking: a parking space or a single or double lock-up garage.

The ceiling height is 2.65 metres, rising to 2.85 metres in the penthouses, reinforcing the feeling of space and light.

Acoustic comfort

Particular attention has been paid to the building's acoustics, to ensure optimal comfort on a daily basis. The bedrooms, located at the rear of the building and overlooking a green setting, enjoy a peaceful living environment, ideal for rest and relaxation.

CÉDRIC FRANCK, ARCHITECT AT URBAN PLATFORM

We’ve designed timeless spaces, where the architecture serves as a backdrop to light, comfort and the pleasure of living.



Typologies

At 226, each apartment type has been carefully designed to accommodate a variety of lifestyles, while maintaining the same high standards of quality, comfort and functionality. From studios to penthouses, every residence benefits from thoughtful design, light-filled spaces and high-end finishes, offering a living environment tailored to every way of life.

Studio

40 - 61 m² | 0 | 1 | 6 - 8 m²

Two-bedroom apartment

86 - 113 m² | 2 | 1 - 2 | 10 - 39 m²

Three-bedroom apartment

122 - 148 m² | 3 | 2 - 3 | 13 - 67 m²

Penthouse

216 - 225 m² | 3 | 3 | 124 - 203 m²

Architecture

An inspired architectural identity

The development's architecture respects the building's existing lines, reflecting its geometric precision and attention to detail. The façade is characterised by a graphic two-tone composition, which gives structure to the whole and lends it an elegant yet assertive presence within the urban landscape.

Straight lines interact with subtly integrated curves, ensuring a fluid transition between Avenue de Tervueren and Avenue Gribaumont. This skilful interplay between volumes and rhythms gives rise to a strong and instantly recognisable architectural signature.

Architecture designed for everyday life

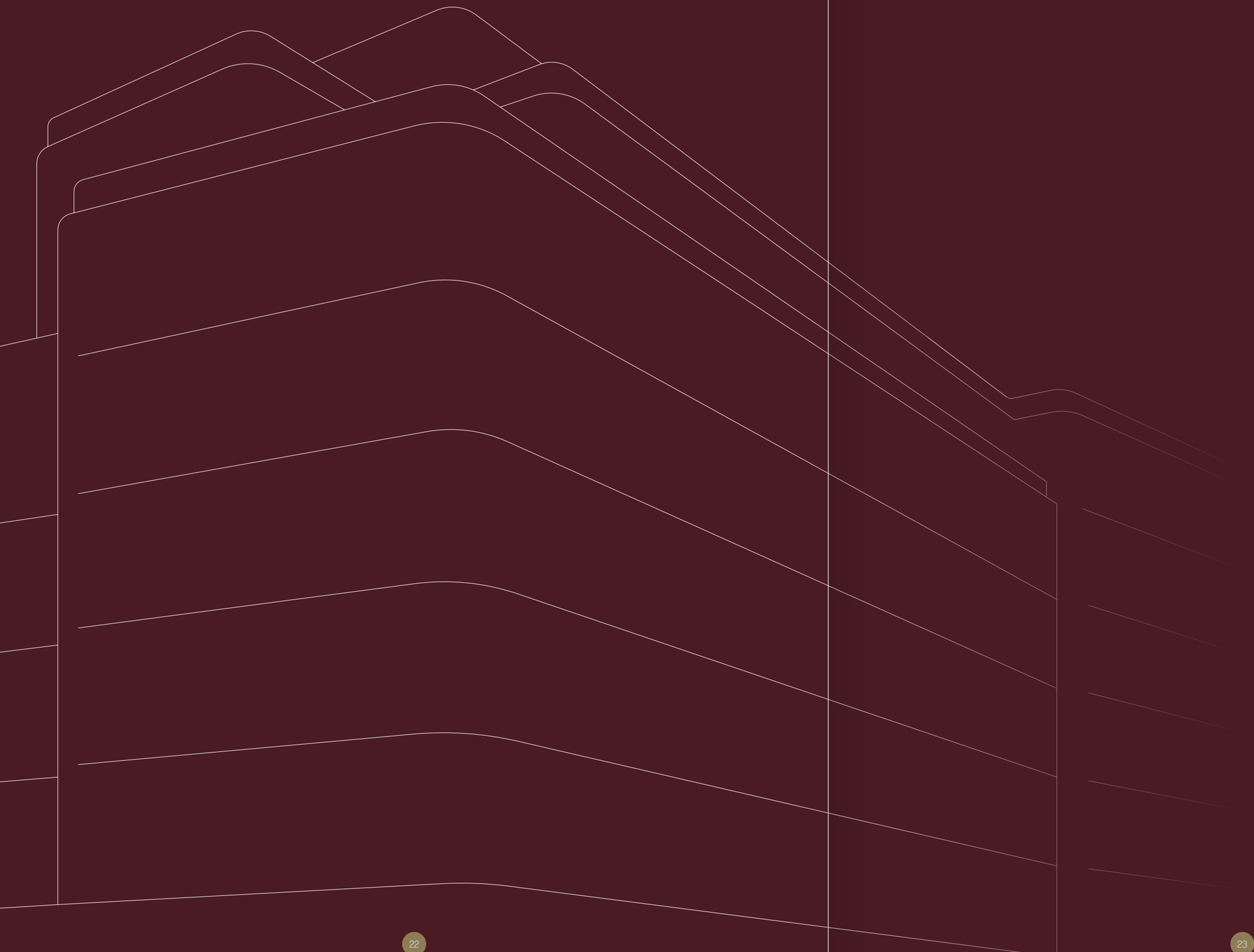
Beyond its formal design, the development has been conceived to provide a peaceful and balanced living environment. The layout prioritises clear circulation routes, high-quality communal spaces and an abundance of natural light.

To maintain a residential atmosphere on a human scale, the building is organised around three separate entrances. This configuration encourages the creation of smaller, more intimate residential communities, rather than giving the impression of an impersonal complex. The presence of a concierge in the building brings a human touch to the heart of the development.

The communal areas reflect this same standard: a spacious entrance hall, light-filled corridors and contemporary fittings all contribute to an elegant residential experience from the very first moment. The inner courtyard garden features carefully designed landscaping by Vaxelaire & Deckers, providing a high-quality green setting that naturally extends the comfort of the living spaces.







Comfort, security and technology

The development incorporates modern facilities that enhance both the comfort and peace of mind of the residents. Access is secured by key card and keypad code, complemented by a smartphone-linked video intercom, motion-sensor lighting and CCTV cameras in the communal areas. The apartments are fitted with reinforced doors, ensuring optimal security. The building also has two basement levels housing parking and plant rooms, while fibre-optic cabling has been installed throughout the building, ensuring high-speed connectivity. Smart letterboxes add the finishing touch to this carefully designed whole.

An ambitious conversion

The building's transformation forms part of a responsible approach that prioritises the reuse of the existing structure and the circular use of materials. This approach helps to reduce the environmental impact while highlighting the architectural heritage.

Enhanced insulation, optimised water management, high-performance energy solutions and a focus on urban biodiversity all reflect this commitment to sustainability.

CÉDRIC FRANCK, ARCHITECT AT URBAN PLATFORM

The architecture had to convey a strong identity while respecting the elegance of Avenue de Tervueren. We sought to strike a balance between geometric precision, light and the quality of the living spaces.

Living sustainably

The sustainable comfort of 226 is reflected very tangibly in the way people live their daily lives. It means living in a quieter, greener and more peaceful environment, while keeping energy consumption under control and reducing running costs. These are all simple yet essential experiences that truly transform residents' lives. The project was conceived with this experience of sustainable comfort in mind.

Every technical and architectural decision has been carefully considered to reduce the environmental footprint while ensuring sustainable well-being and an optimal quality of life on a day-to-day basis.



Green roofs

Green roofs contribute to the building's thermal comfort and enhance its integration into the urban environment. They improve insulation, promote biodiversity and contribute to more responsible rainwater management, while providing residents with a more soothing and natural atmosphere.

Heat-recovery ventilation

Mechanical ventilation with heat recovery ensures continuous indoor air exchange, while minimising heat loss. It delivers optimal air quality, stable thermal comfort and controlled energy consumption, all in the interests of long-term well-being.



Water reuse

A water recovery and reuse system reduces the consumption of drinking water. This well-thought-out approach curbs the environmental footprint while ensuring the sustainable and efficient management of resources.

Fossil-free energy

The building is designed to achieve an EPC rating of A and operates without fossil fuels. Reversible heat pumps provide heating and hot water, ensuring optimal thermal comfort all year round.

Sustainable mobility

The underground car park is pre-fitted for the installation of electric vehicle charging points, offering residents the opportunity to anticipate changes in mobility patterns and charge their cars directly inside the building. A spacious bicycle storage area completes these facilities and encourages sustainable travel.

Facilities and comfort

The development features modern facilities designed to ensure everyday comfort: easy access for cyclists, an underground car park, secure entrances and easy movement through the building. Every element contributes to a peaceful, functional living experience that is perfectly suited to contemporary lifestyles.



Solar energy

Solar panels power the building's communal areas. This locally generated energy helps to manage energy consumption and contributes to reducing the development's overall environmental footprint.



Location

A prestigious living environment

Set on Avenue de Tervueren, opposite Square Léopold II, 226 is located in one of Brussels' most sought-after neighbourhoods. Lined with trees and iconic buildings, this prestigious avenue offers a rare balance between residential elegance, nature and city life.

The development enjoys a unique location at the highest point between the Woluwe and Maelbeek valleys, one of the most privileged vantage points in Brussels. The view stretches on one side towards the Sonian Forest and, on the other, towards the east of Brussels as far as the airport.

Located in the immediate vicinity of Mérode and Montgomery, two dynamic urban centres, the neighbourhood is home to restaurants, shops, schools, institutions and public services. This exceptional central location ensures a practical, pleasant and safe everyday life.

BRUSSELS AIRPORT
- ⟷ 8 km as the crow flies
- 10 minutes by car
- 45 minutes by PT

GRAND PLACE
- ⟷ 5 km as the crow flies
- 15 minutes by car
- 20 minutes by metro

WOLUWE PARK
- ⟷ 550 m as the crow flies
- 5 minutes by car
- 5 minutes by bike

EUROPEAN QUARTER
- 8 minutes by car
- 14 minutes by bike
- 19 minutes by metro

The surroundings

Guinguette Maurice at Cinquantenaire Park













1

A cosmopolitan neighbourhood

East Brussels is one of the capital's most sought-after areas. Popular with a large international and diplomatic community, the neighbourhood is home to numerous embassies and institutions, giving it a cosmopolitan and lively atmosphere.

This multicultural presence contributes to the quality of life in a neighbourhood where local shops, renowned restaurants, schools and leisure facilities all coexist.

2

Nature and green spaces

Central, yet remarkably green, the neighbourhood offers a superb natural environment. Woluwe Park, with its ponds and tree-lined avenues, provides 63 hectares of natural surroundings just a few minutes' walk from the development. A little further afield, the Sonian Forest, covering more than 4,000 hectares, is one of Europe's largest green spaces and a popular destination for sport and relaxation.

3

Mobility and accessibility

The neighbourhood has excellent transport links. Montgomery metro station is right on the doorstep, while several tram and bus routes run directly along Avenue de Tervueren.

The neighbourhood also benefits from quick access to the main roads leading to the city centre, the European Quarter and Brussels Airport. Cycle paths also make it easy to get around the city by bicycle.

4

A remarkable architectural heritage

Just a stone's throw from the development stands Stoclet Palace, a masterpiece of modernist architecture and a UNESCO World Heritage Site. Its presence bears witness to the architectural and cultural richness of the neighbourhood, which ranks among the most elegant urban areas in Brussels.

5

A medical centre just around the corner

Just behind the development, a medical centre housing nearly 40 practitioners offers direct access to a wide range of healthcare services. This leading facility for East Brussels is a valuable asset for residents.

6

Shops and services

Local shops, specialist boutiques, supermarkets and essential services are within walking distance or just a few minutes away. This diverse range of amenities makes everyday life easier and allows residents to enjoy neighbourhood life to the fullest, without sacrificing the peace and quiet of a residential area.

The developer



A project led by a trusted developer

The project is developed by Baltisse Real Estate, part of Baltisse, a Belgian family-owned company renowned for its expertise in private equity, asset management and real estate, as well as for the quality and reliability of its investments and developments.

Committed to high standards of excellence, Baltisse develops sustainable, carefully designed projects, with a particular focus on architectural quality, energy performance and the long-term viability of investments.

When purchasing off-plan under the Breyne Act, buyers benefit from the financial strength and experience of an established player, with a financial guarantee of completion or refund. Furthermore, the project benefits from the reduced 6% VAT rate, subject to compliance with the applicable legal conditions. Handover is scheduled for the second quarter of 2028. An independent inspection body oversees the project at every stage, providing a further guarantee of reliability and compliance.

Contact

Contact us

Are you thinking about living in an exceptional location or investing in a sustainable and distinctive residential development? Situated on Avenue de Tervueren, 226 combines a prestigious location, architectural quality, contemporary comfort and significant heritage value.

The residences have been designed to meet the highest expectations, combining a pleasant living experience with a secure investment. Whether you are looking for your future apartment or a top-tier investment opportunity, we are here to assist you in your decision-making process and provide you with all the necessary information: detailed plans, availability, technical specifications and terms of purchase.

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For safety reasons during the construction period, visits are by appointment only.

www.226tervueren.be