

NERVIENS

79, Avenue des Nerviens - 1040 Etterbeek



CONTENTS

AN ICONIC NEIGHBOURHOOD IN THE HEART OF BRUSSELS	2
APARTMENTS COMBINING COMFORT AND CONTEMPORARY LIVING	3
INTERIOR VIEWS	4-9
EXTERIOR VIEWS	10
A PRIME LOCATION	11
CONNECTIVITY	12
SOIL CONTAMINATION STATUS & FLOOD RISK MAP	13
CADASTRAL PLAN	14
FLOOR PLANS	15-25
YOUR CONTACTS	26

AN ICONIC NEIGHBOURHOOD IN THE HEART OF BRUSSELS

The Cinquantaire district is one of Brussels' most prestigious residential addresses. Developed in the late 19th century around the park commissioned by King Leopold II, it seamlessly combines architectural heritage, expansive green spaces and an international outlook. Its distinctive character makes it one of the capital's most sought-after places to live.

A true green oasis at the heart of the city, Cinquantaire Park extends over more than 30 hectares of landscaped gardens, tree-lined avenues and open spaces designed for relaxation, sport and leisurely walks. Its monumental triumphal arch, renowned museums and sculptures create an environment where nature, culture and history come together in everyday life.



The district is equally renowned for its exceptional architectural heritage. Elegant townhouses, period buildings and remarkable Art Nouveau landmarks reflect the prestige of the Belle Époque. Iconic locations such as the Cauchie House and Avenue de Tervuren continue to showcase the architectural refinement that defines the area.

Ideally located close to Schuman Roundabout and the European Quarter, the neighbourhood benefits from excellent transport connections, with easy access to public transport and the city's main road network. This prime location provides convenient access to Brussels' key business, cultural and academic hubs while preserving the tranquillity of an established residential setting.

Museums, local shops, restaurants, schools and sports facilities all contribute to a vibrant and welcoming neighbourhood where everyday amenities are within easy walking distance. Combining heritage, green spaces and an international atmosphere, the Cinquantaire district offers a rare balance of quality of life, prestige and connectivity, making it one of the most desirable addresses in Brussels.

APARTMENTS COMBINING COMFORT AND CONTEMPORARY LIVING

Fully refurbished in 2024, these apartments offer bright, dual-aspect living spaces designed to combine comfort with practicality. Each apartment benefits from a generous private terrace that naturally extends the living area, while selected properties enjoy open views over Cinquantenaire Park.



The apartments feature two bedrooms, a fully fitted kitchen, a bathroom, a separate WC and a utility room. Additional features include a lift, videophone entry system, room thermostat, private cellar and, optionally, a lock-up garage.

Ideally located within easy reach of public transport, the European Quarter, Place Jourdan and a wide range of local amenities, these apartments represent an outstanding opportunity, whether as a primary residence or a high-quality investment.



INTERIOR VIEWS



INTERIOR VIEWS



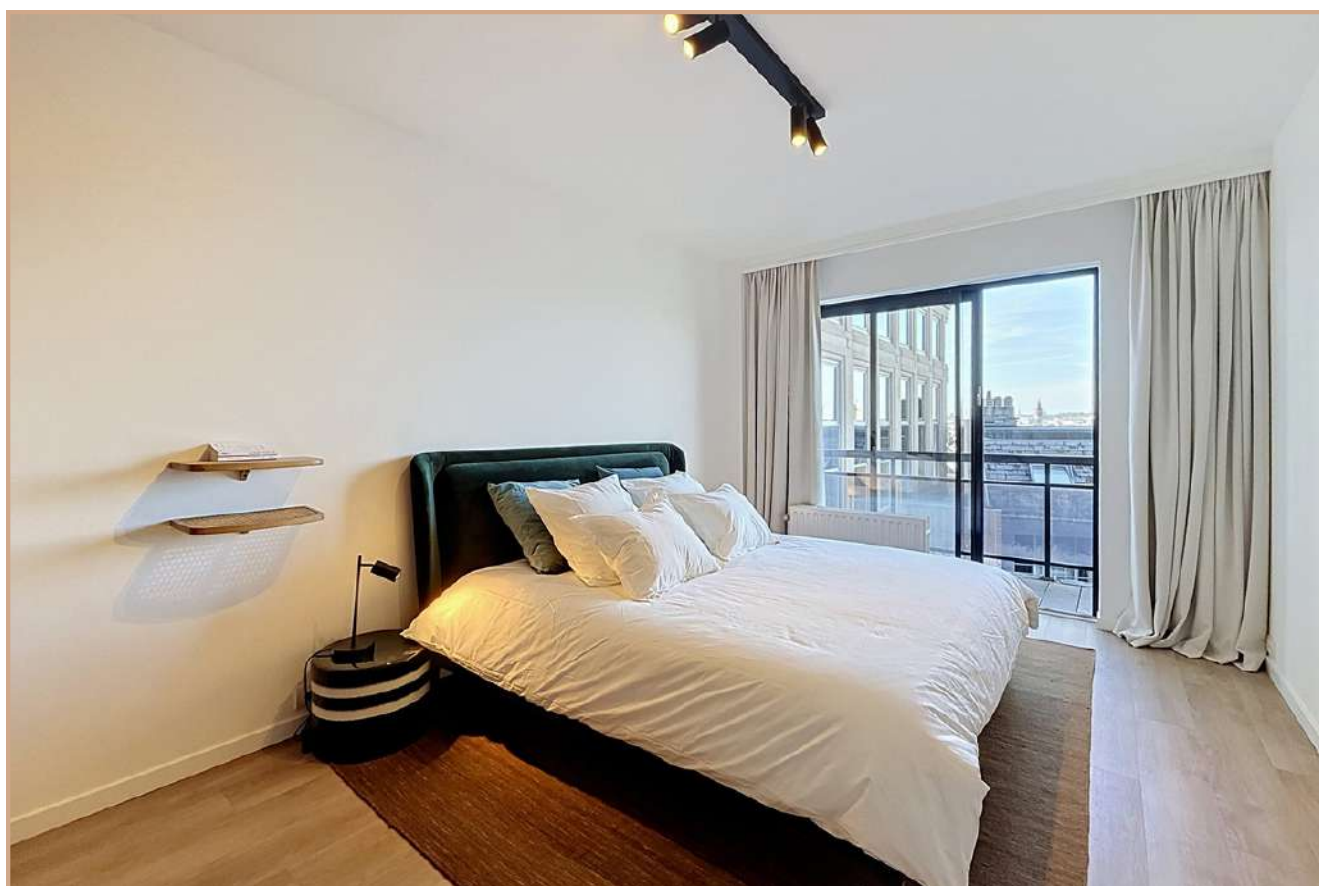
INTERIOR VIEWS



INTERIOR VIEWS



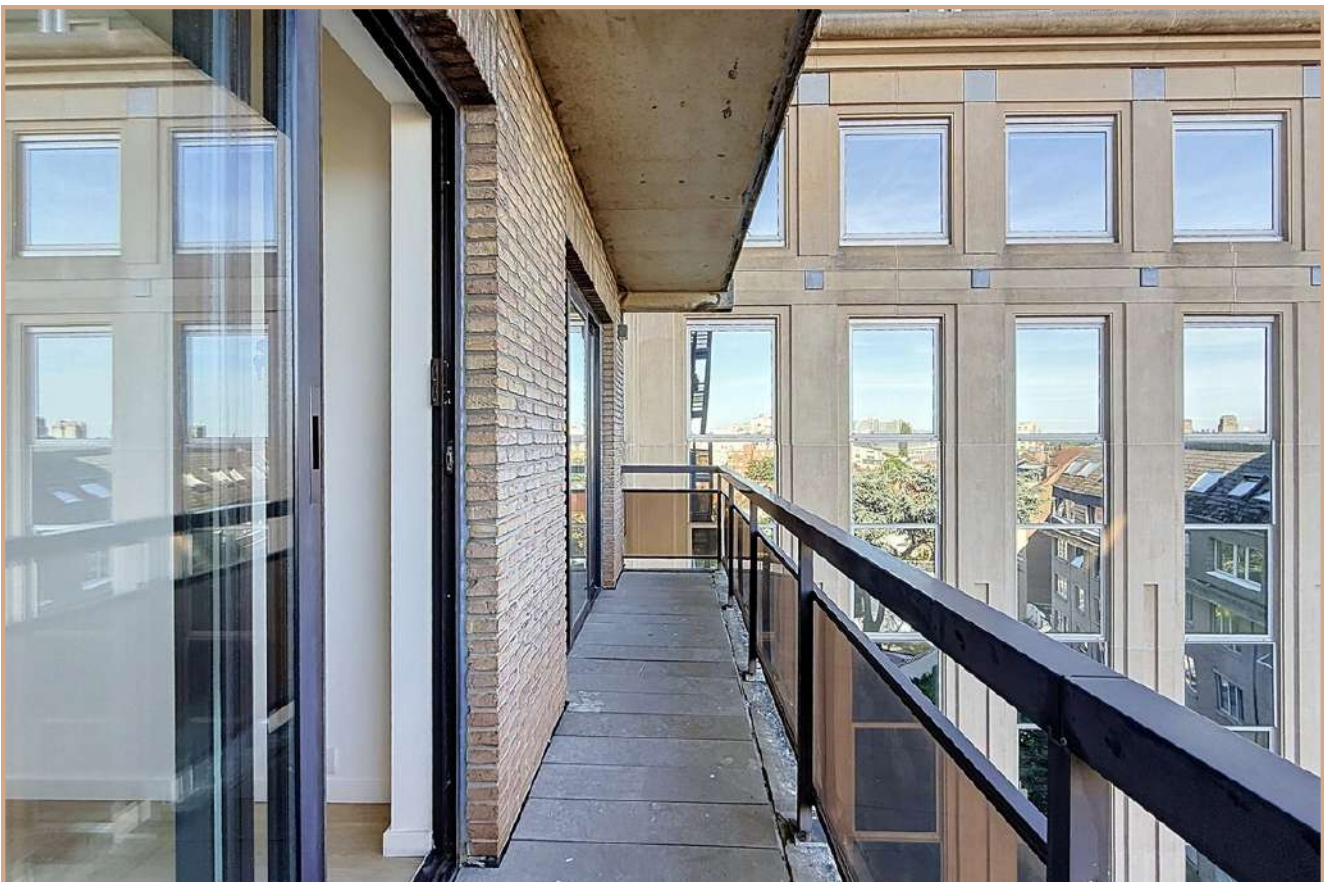
INTERIOR VIEWS



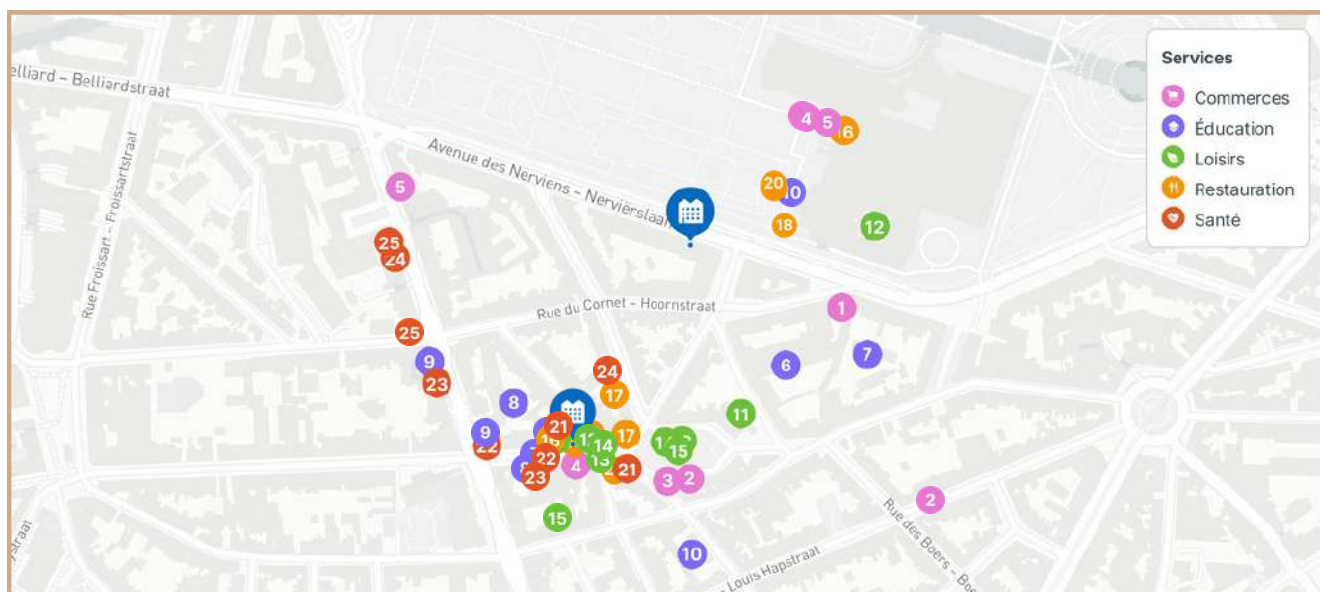
INTERIOR VIEWS



EXTERIOR VIEWS



A PRIME LOCATION



SHOPPING

- 1 Food Corner
152 m
- 2 Chez Pal
215 m
- 3 Sahota Brothers
218 m
- 4 Apon
228 m
- 5 Carrefour Express
276 m

EDUCATION

- 6 Institut Saint - Joseph
140 m
- 7 Institut Saint - Stanislas
192 m
- 8 Kunsthumaniora Brussel
219 m
- 9 EPHEC Campus Bruxelles
265 m
- 10 Complexe Scolaire La Farandole
285 m

LEISURE

- 11 Bouche à Oreille
162 m
- 12 Parc
173 m
- 13 Terrain de jeux
180 m
- 14 Terrain de jeux
182 m
- 15 Place Van Meyel
454 m

RESTAURANTS

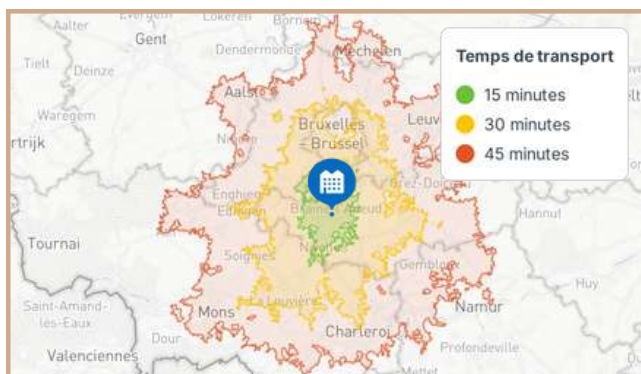
- 16 Gédéon
180 m
- 17 'naPizzà
183 m
- 18 Le Central
197 m
- 19 Food Inspiration
212 m
- 20 Terracotta
220 m

HEALTHCARE

- 21 Centre Dentaire Van Meyel
214 m
- 22 Etterbeek Pharma
181 m
- 23 B. Akheddiou
268 m
- 24 Katja Keller
276 m
- 25 Cabinet médical d'Etterbeek
280 m

CONNECTIVITY

By Car



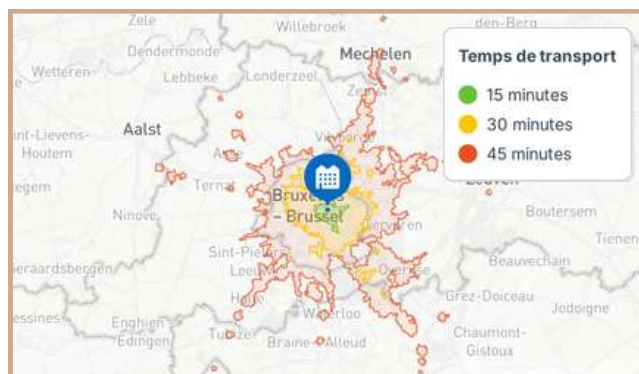
Motorway
4.7 km



Brussels Airport
9.8 km



By Public Transports



Schuman Train Station
750 m



Bus Gaulois
206 m



Place Saint-Pierre Tram
460 m



Merode Metro
600 m

AMENITIES WITHIN 15 MIN.



766 shops



2740 restaurants



484 education



623 healthcare



1915 leisure

AMENITIES WITHIN 15 MIN.



156 shops



430 restaurants



74 education

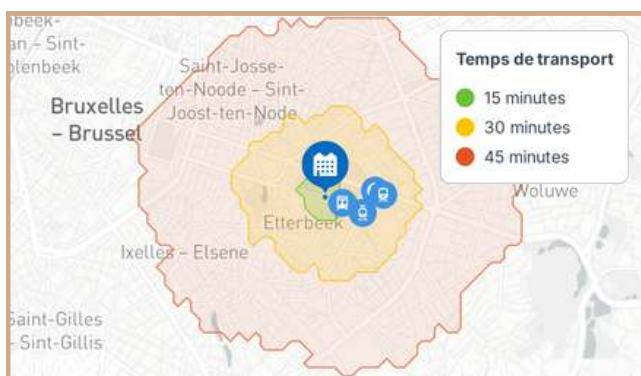


132 healthcare



238 leisure

On foot



AMENITIES WITHIN 15 MIN.



62 shops



177 restaurants



33 education

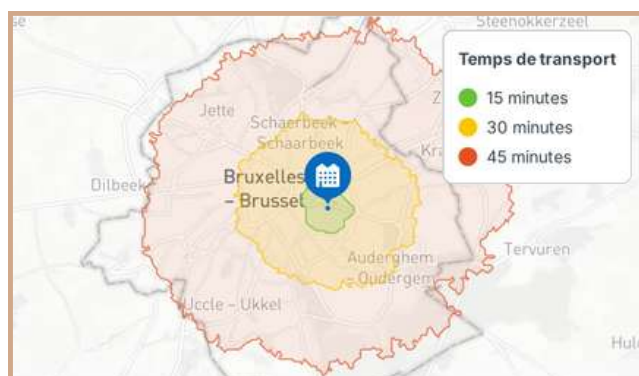


55 healthcare



94 leisure

By bike



AMENITIES WITHIN 15 MIN.



619 shops



2318 restaurants



361 education



462 healthcare



1251 leisure



CADASTRAL PLAN



Federale
Overheidsdienst
FINANCIEN

PATRIMONIUM-
DOCUMENTATIE

Uittreksel uit het kadastraal percelenplan

Gecentreerd op:
ETTERBEEK 1 AFD -- ETTERBEEK 1 DIV

Meest recente toestand
Aangemaakt op 30/06/2026
Schaal: 1 : 1000



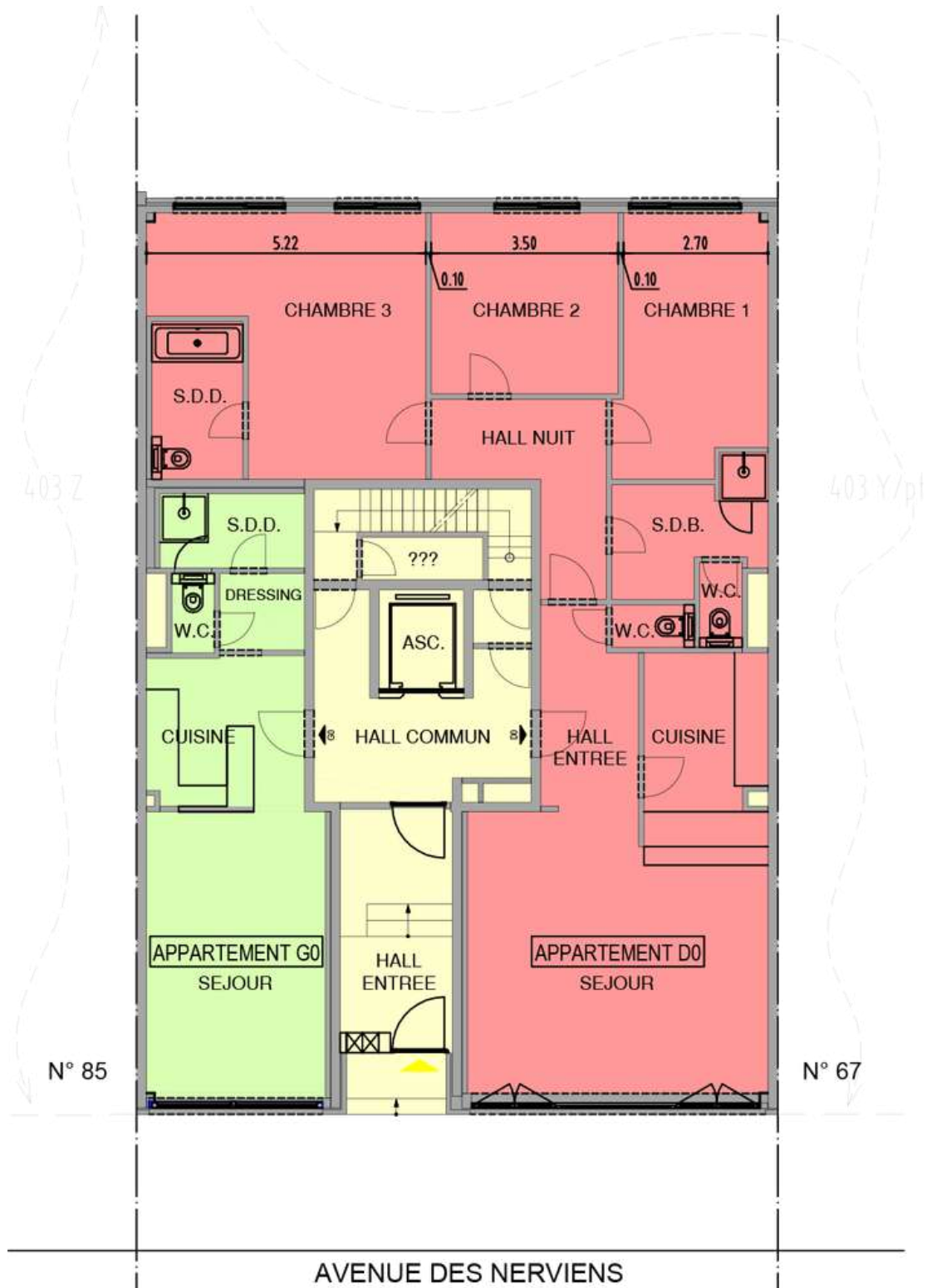
De AAPD is de auteur van het kadastraal percelenplan en de producent van de databank waarin deze gegevens zijn opgenomen en geniet de intellectuele eigendomsrechten opgenomen in de Auteurswet en de Databankenwet. Vanaf 01/01/2018 worden de gebouwen op het kadastraal percelenplan geleidelijk vervangen door een dataset (= Bpn_Rebu oftewel Gebouwen(gewesten)) beheerd door de gewesten. De AAPD zal dan niet langer verantwoordelijk zijn voor de voorstelling van de gebouwen op het kadastraal percelenplan



FLOOR PLANS

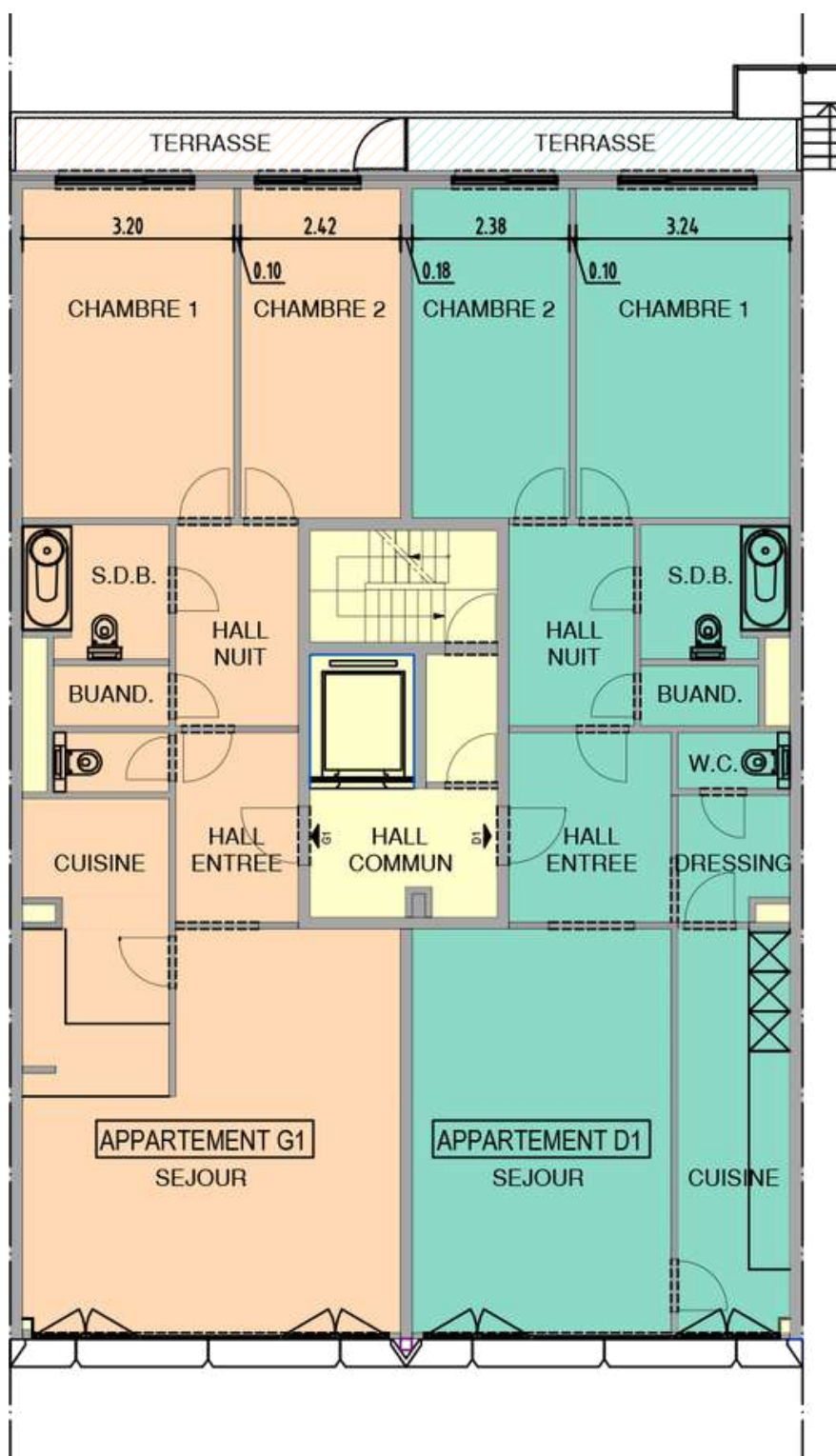
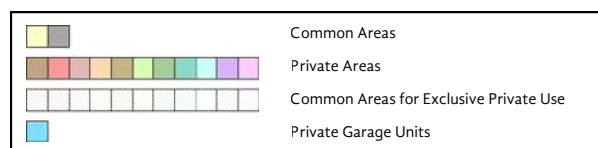
GROUND FLOOR

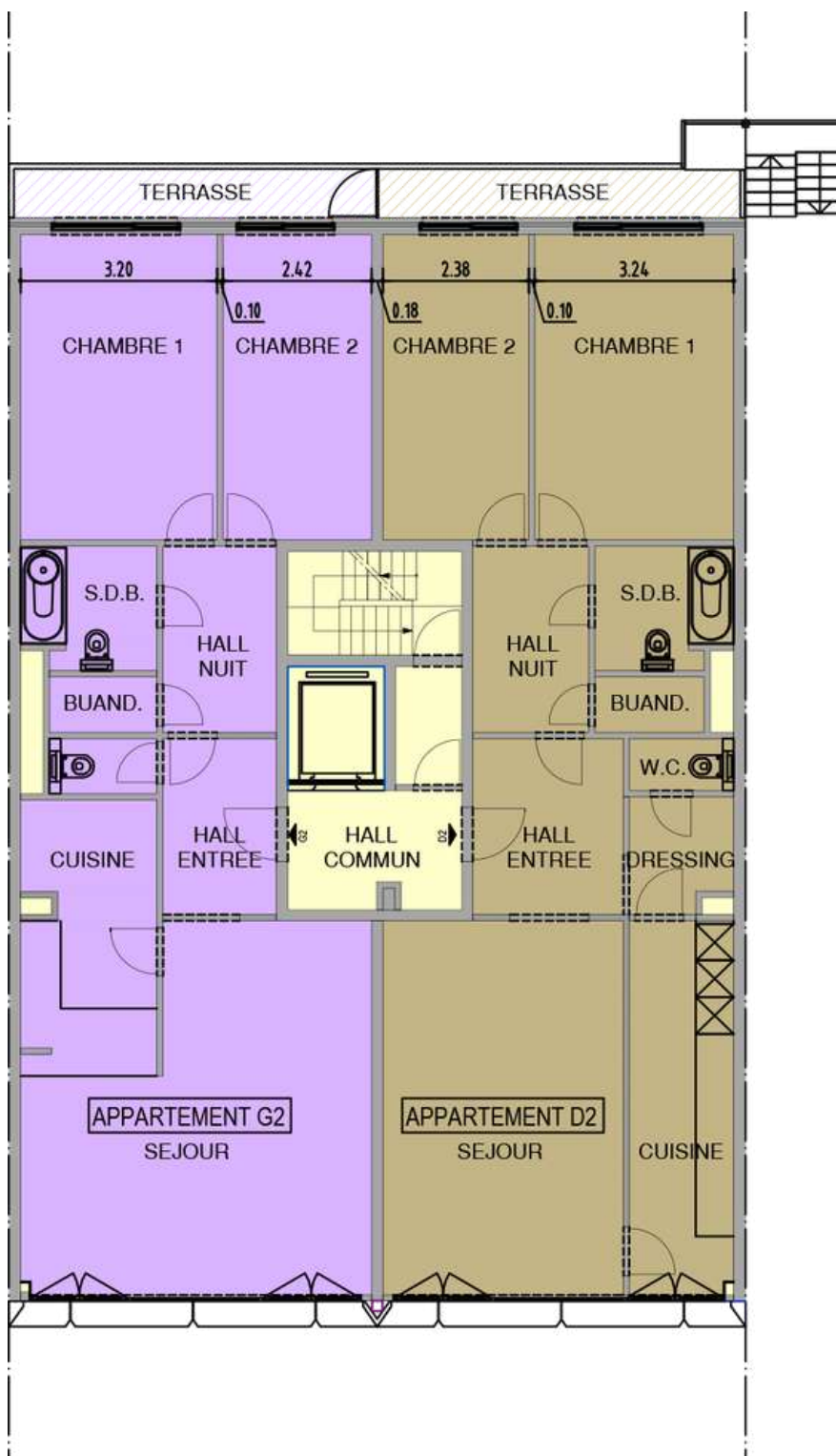
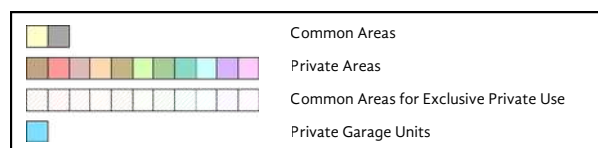
	Common Areas
	Private Areas
	Common Areas for Exclusive Private Use
	Private Garage Units



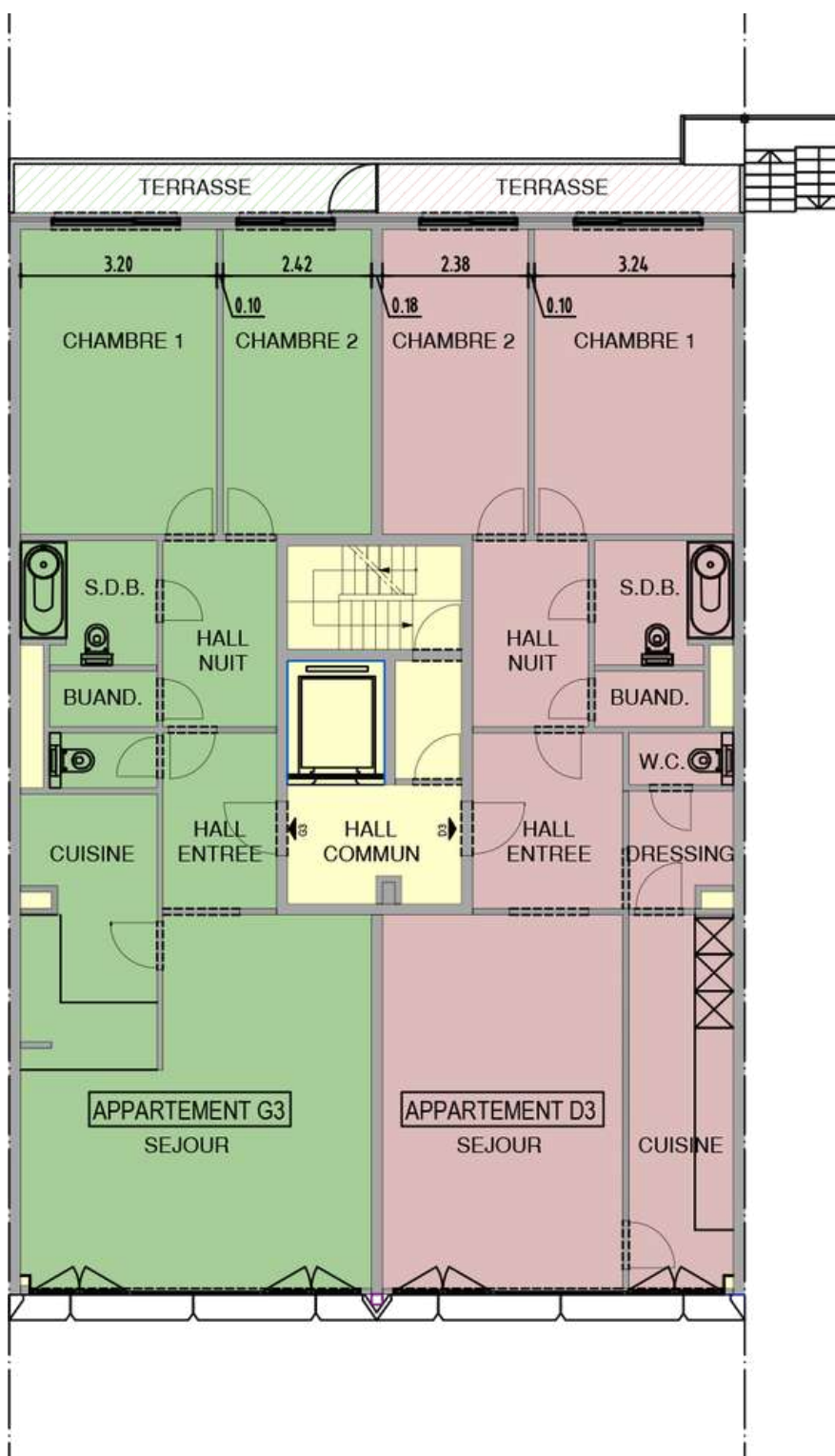
FLOOR PLANS

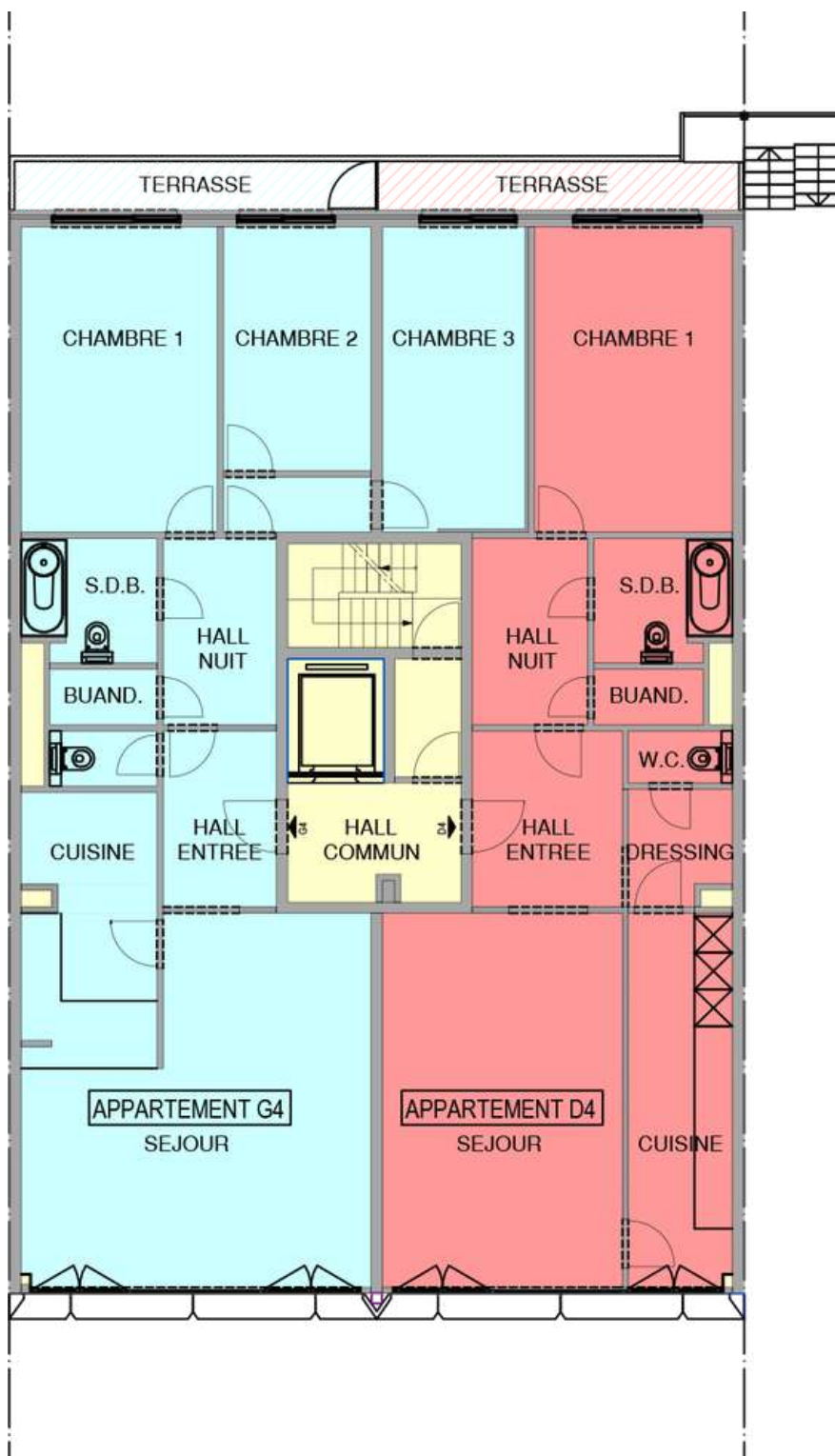
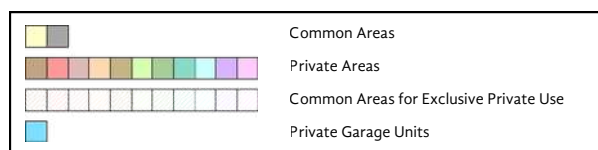
FIRST FLOOR





	Common Areas
	Private Areas
	Common Areas for Exclusive Private Use
	Private Garage Units





FLOOR PLANS

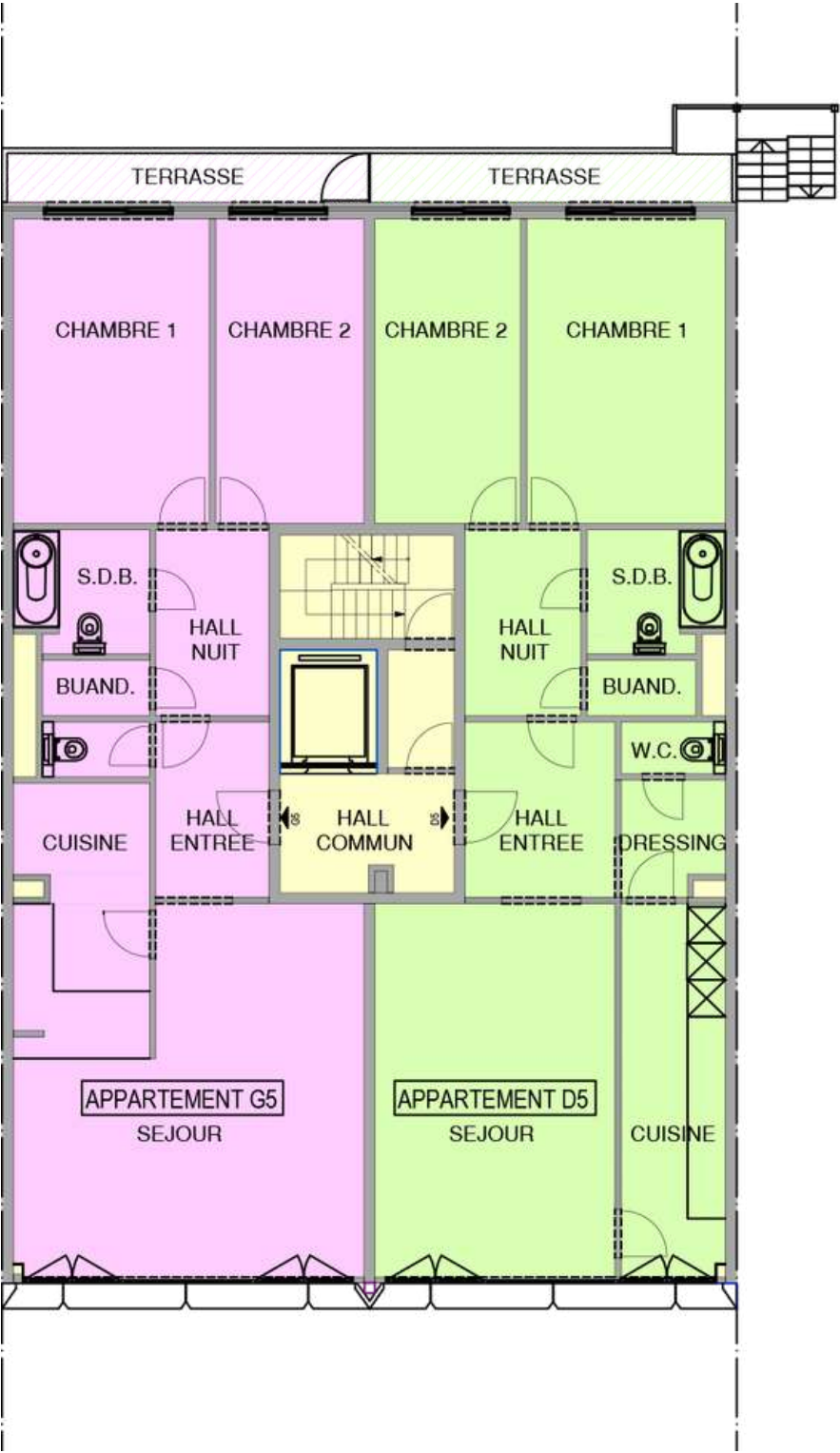
FIFTH FLOOR

Common Areas

Private Areas

Common Areas for Exclusive Private Use

Private Garage Units



FLOOR PLANS

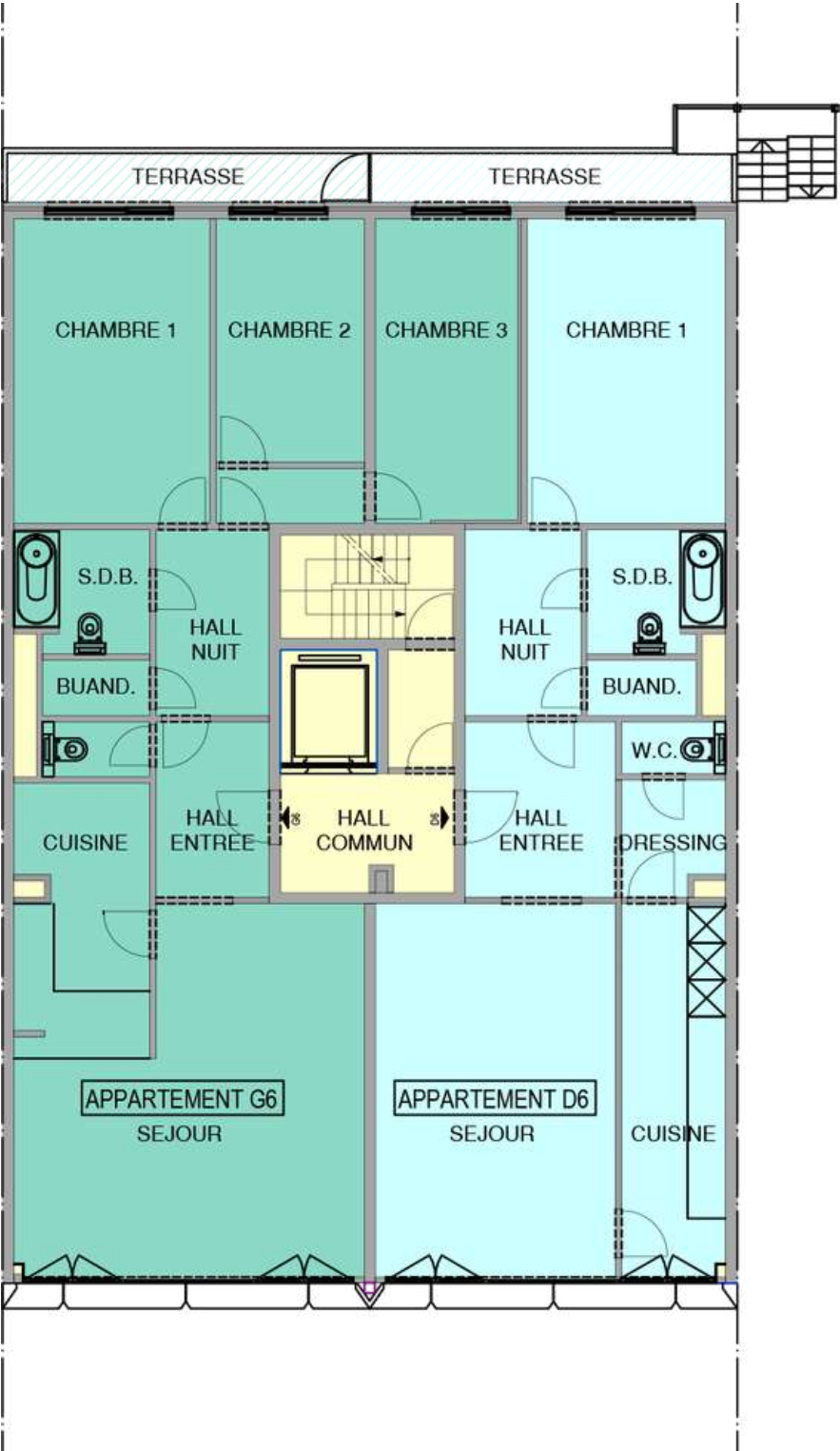
SIXTH FLOOR

Common Areas

Private Areas

Common Areas for Exclusive Private Use

Private Garage Units



FLOOR PLANS

SEVENTH FLOOR

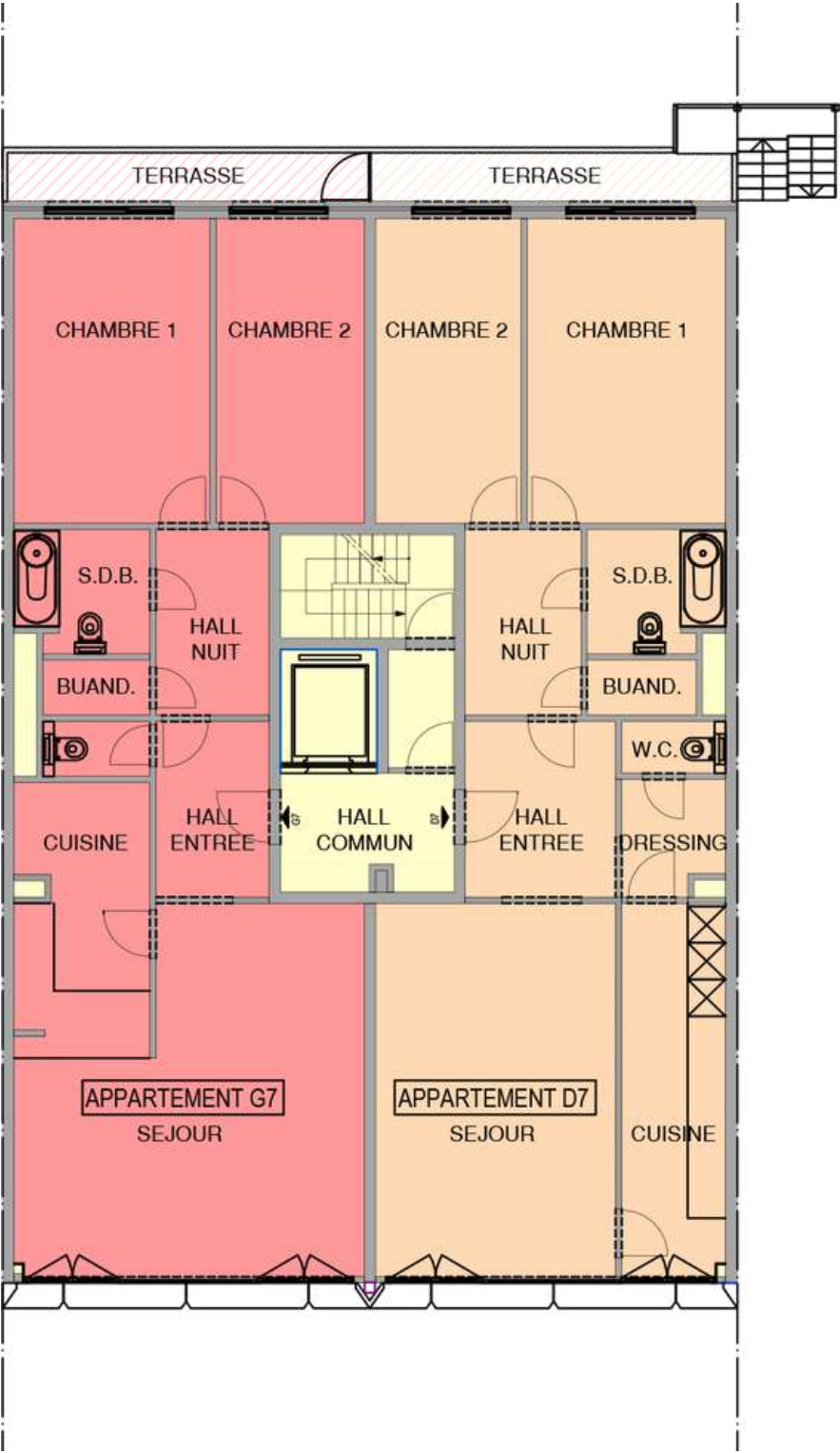
Show Apartment

Common Areas

Private Areas

Common Areas for Exclusive Private Use

Private Garage Units



FLOOR PLANS

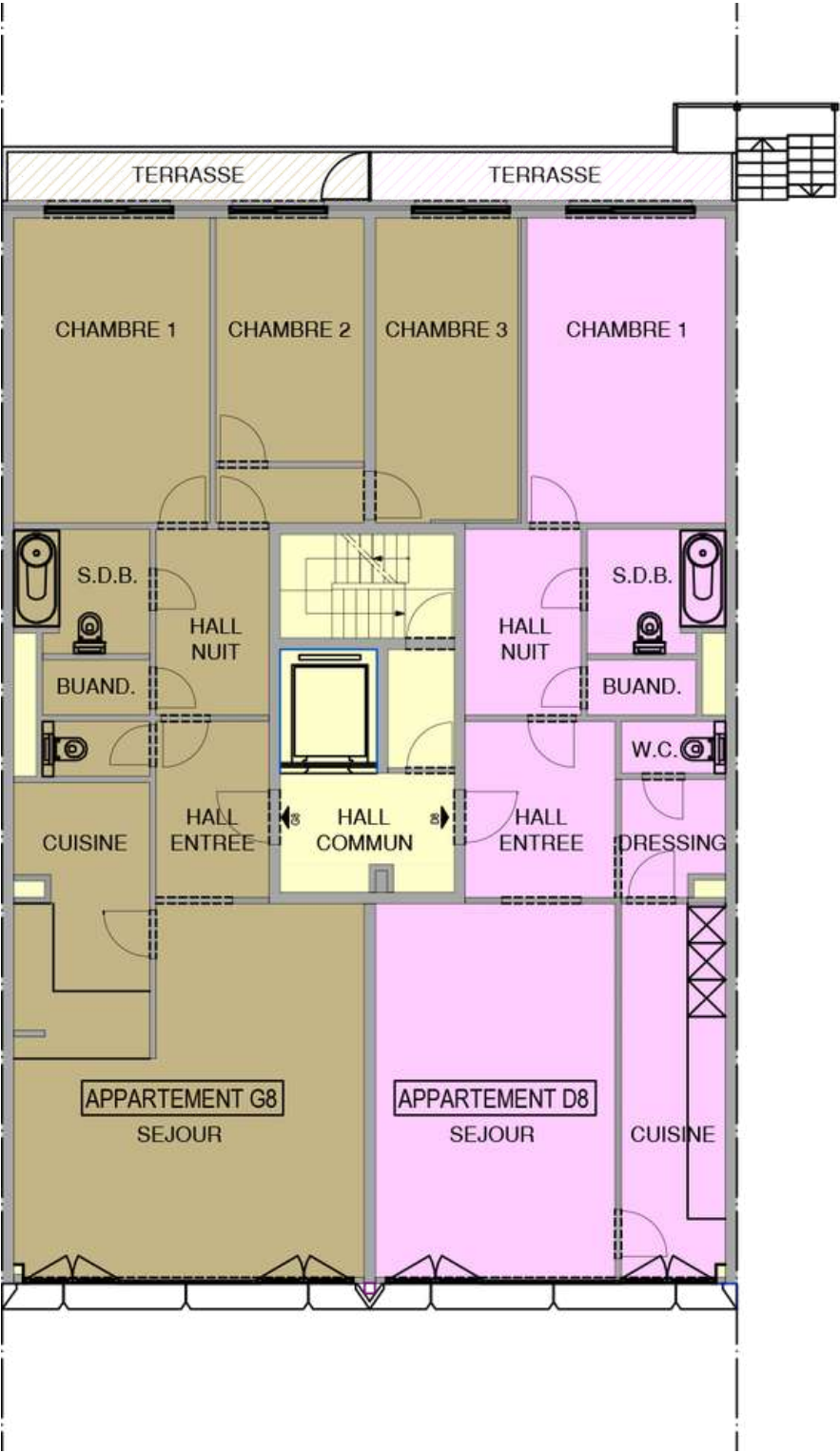
EIGHTH FLOOR

Common Areas

Private Areas

Common Areas for Exclusive Private Use

Private Garage Units



FLOOR PLANS

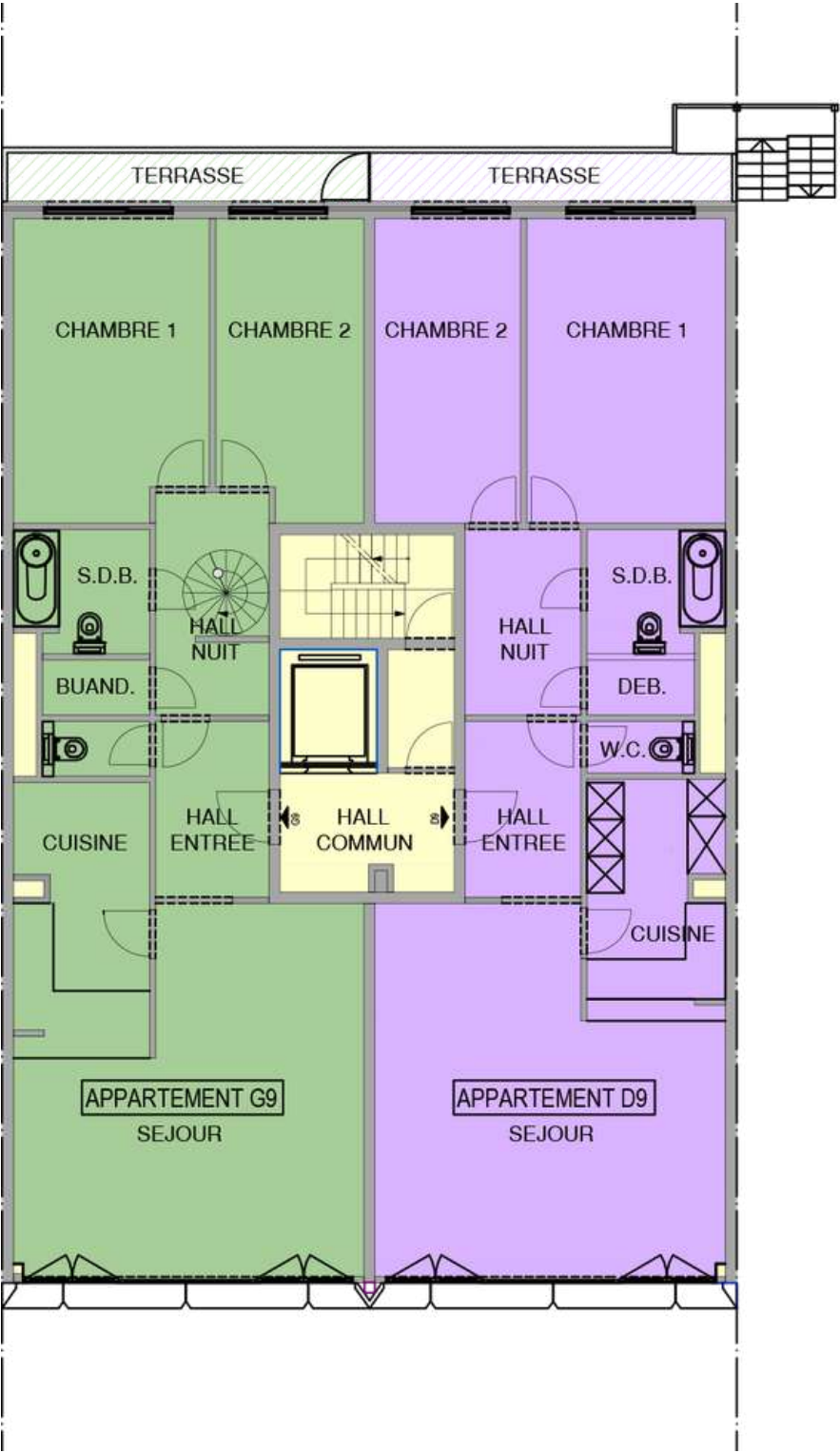
NINTH FLOOR

Common Areas

Private Areas

Common Areas for Exclusive Private Use

Private Garage Units



FLOOR PLANS

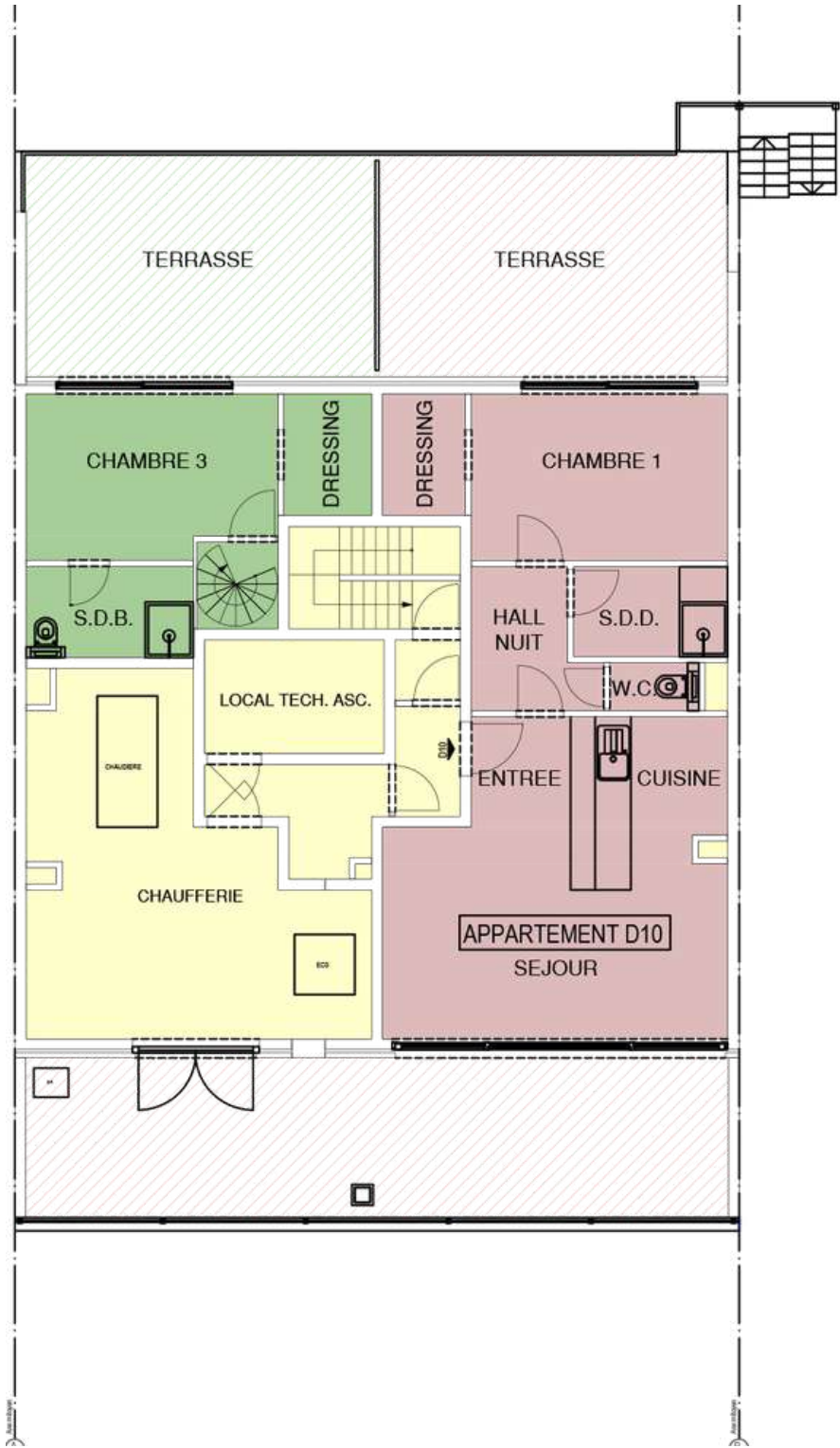
TENTH FLOOR

Common Areas

Private Areas

Common Areas for Exclusive Private Use

Private Garage Units



YOUR CONTACTS

**QUENTIN CORNEZ**

- REAL ESTATE ADVISOR

+32 473 83 59 95

quentin@bytheway.be

IPI : 512.715

**MICHAEL KRAM**

- MANAGING PARTNER & GEOMETER-EXPERT

+32 496 21 64 00

michael@bytheway.be

GEO : GEO/21/1527

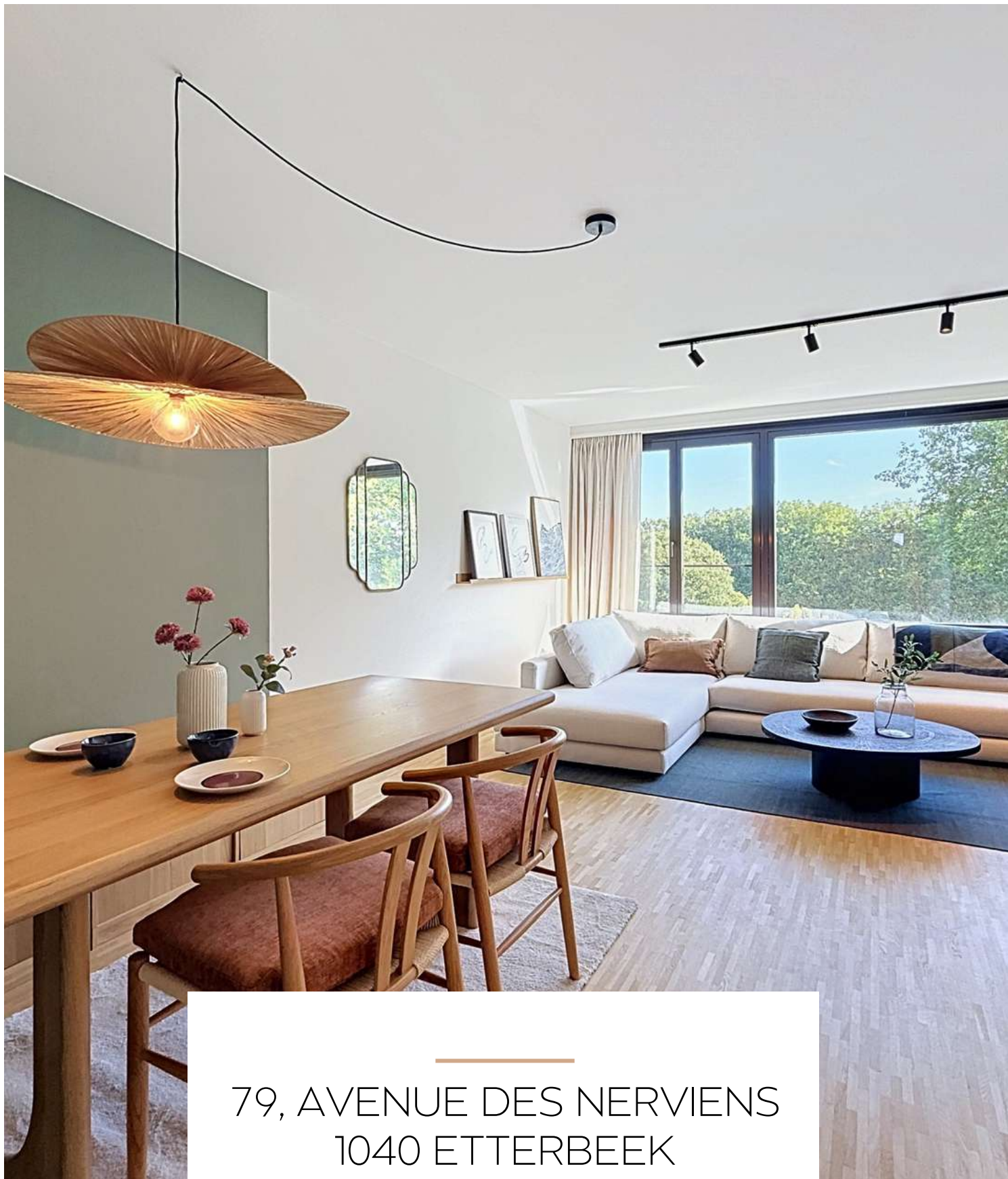
SMART REAL ESTATE

+32 2 648 01 20

welcome@bytheway.be

Louise - Montgomery - Genval - Waterloo

bytheway.be



79, AVENUE DES NERVIENS
1040 ETTERBEEK

