

# CREATING COURTESY

**THIS IS A NEW  
LUXURY PROJECT  
IN THE LOUISE  
NEIGHBOURHOOD**

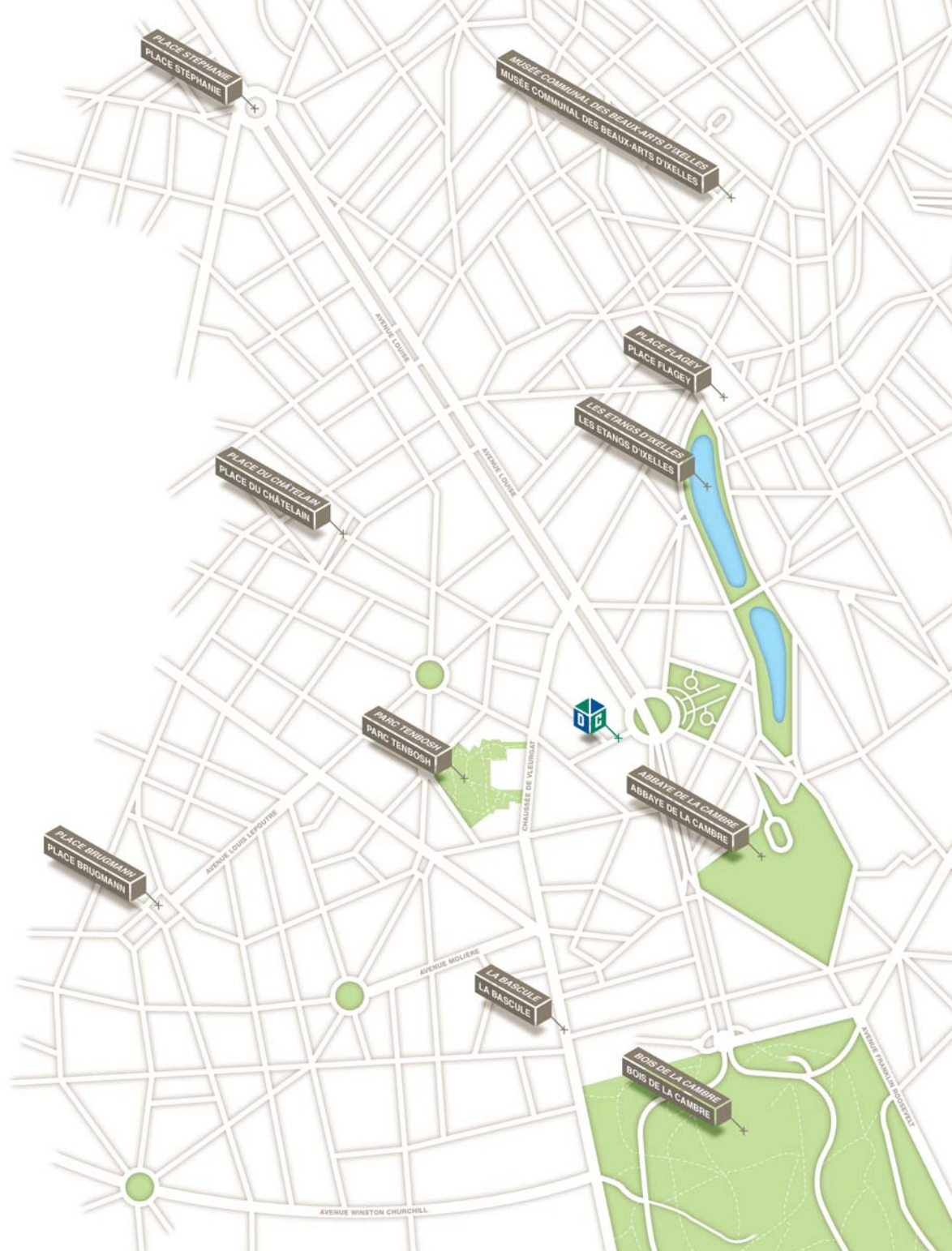
**DE CRAYER  
OFFERS LUXURIOUS  
APARTMENTS FROM  
50 TO 240 SQM**





An aerial photograph of a city street, likely in Brussels, Belgium. The street is lined with multi-story buildings, some with blue roofs and others with red brick. A white callout box with the text "STREETSIDE VIEW" is positioned in the upper left, with a white arrow pointing towards the street. The street is filled with cars, including a white van, a yellow car, and a police van. A small tree is visible on the left side of the street. The sky is blue with some clouds.

STREETSIDE  
VIEW



PLACE STEPHANE  
PLACE STEPHANE

MUSEE COMMUNAL DES BEAUX-ARTS D'IXELLES  
MUSEE COMMUNAL DES BEAUX-ARTS D'IXELLES

PLACE FLAGEY  
PLACE FLAGEY

LES ETANGS D'IXELLES  
LES ETANGS D'IXELLES

PLACE DU CHATELAIN  
PLACE DU CHATELAIN

PARC TENBOSH  
PARC TENBOSH

ABBAYE DE LA CAMBRE  
ABBAYE DE LA CAMBRE

PLACE BRUGMANN  
PLACE BRUGMANN

LA BASCOULE  
LA BASCOULE

BOIS DE LA CAMBRE  
BOIS DE LA CAMBRE

AVENUE LOUISE

AVENUE LOUISE

AVENUE LOUIS LEPOITRE

AVENUE MOLEERIS

AVENUE WINSTON CHURCHILL

AVENUE PAVILLON ROYAL

## WALKING DISTANCE

Living at de Crayer 4-6  
in the heart of the Louise district  
affords all the advantages  
of the city - shopping, eating,  
entertainment and sport.

### Shopping

Leave your car in the garage because you won't need it. Everything is on your doorstep, with a choice of both Delhaize and Carrefour just five minutes walk away, plus a host of bakeries, grocers and flower shops too.

From De Crayer you can also stroll along and discover the many boutiques scattered around Ixelles from Place Brugmann and Chatelain to the Louise area.

### Entertainment

There is a wide choice of restaurants in the vicinity, catering for all tastes and budgets.

The Flagey Building offers to culture addicts a varied programme of concerts, theatre and film...

Over the past twenty years numerous art galleries have sprung up in the area around Rue de Crayer.

And if its relaxation and wellbeing that you are after, then look no further than the Aspria fitness and spa Club at the Conrad Hotel.



PLACE  
DU CHÂTELAIN



AVENUE  
LOUISE







**BOIS DE LA  
CAMBRE**

### Green spaces

Ixelles has a number of secret gardens to be discovered. Turn right as you walk out of de Crayer 4-6 and go for a leisurely walk across Avenue Louise through the "Jardins du Roi", and then along the "étangs d'Ixelles". Finally you will reach the Abbaye de la Cambre gardens, one of the most secret and beautiful places in Brussels.

Why not take the children to the swings at Park Tenbosch or wander along its charming walkways and enjoy the trees and flowers.

For the sports minded it's just a short jog to the Bois de la Cambre where you will find the largest expanse of green in Brussels with its popular "Chalet Robinson" restaurant.

And if you are in the mood, then just keep on walking until you reach the magic and quiet of the Forêt de Soignes.



## THE PROJECT

Herpain Urbis is proud to develop this urban residential accommodation which offers an exclusive location, well designed plans, green features and security.

### The development includes

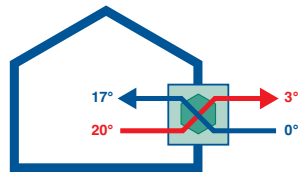
- 16 apartments from 1 to 3 bedrooms
- Size from 50 sqm to 240 sqm
- 2 urban houses (3 & 4 bedrooms) with private gardens and terraces to the rear of the main building
- 24 parking spaces, large cellars, and private storage for electric bikes, scooter, golf caddies.
- A large communal bike room conveniently situated on the ground floor.
- Ideally situated, the gardens and terraces at the rear of the apartments are south facing (excl. studios).
- The building is designed to be a "low energy building" with very limited charges.
- Access control, secured parking space, armoured entrance doors,...
- An acoustics specialist will ensure that the apartments are insulated to the highest specification





### Greenside

- Extra Insulation of the façades
- Dual flow heating/ventilation provides the best comfort for the least service charges.



- High performance glass windows: triple glazed at the front.
- Sunscreens on the 6th floor with the upper balcony acting as a sunblind for the lower apartments.
- Thermal solar panels
- Condensing boiler
- First to fourth floors are passive standards, others are low energy apartments.
- Insulation level of the front building = K40







**Herpain  Urbis**  
A NEW GENERATION OF BUILDINGS

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