

€ 606.500 | SINT-LAMBRECHTS-WOLUWE | REF. 5594698



TERRACE SURFACE

13 m<sup>2</sup>



LIVING SURFACE

147 m<sup>2</sup>



BEDROOMS


2



BATHROOMS

1

## VANCOUVER - 4 BEDROOM FLAT + TERRACE

 **Avenue Marcel Thiry 75-77, 1200 Sint-Lambrechts-Woluwe**

Victoire offers this 147 sq.m. 4th-floor 4-bedroom apartment with terrace and view on the inside garden in the beautiful "Vancouver" project. It comprises

Hall with checkroom and separate toilet.

Bright living area opening onto the terrace with living room, dining room and super-equipped open kitchen.

Night hall with utility room and second separate toilet + 2 closet spaces.

2 bedrooms - 1 large bathroom with bathtub+ separate shower.

Roofs are either greened or fitted with solar panels, making them ecologically attractive.

Mandatory parking is available at an additional cost, as well as underground bicycle sheds and cellars.

The neighborhood is pleasant, quiet and international, and all the necessary amenities are at your doorstep: public transport,

supermarkets, childcare facilities, schools and a cultural center. The area is also highly sought-after for high-end rentals, a great asset for investors.

Sale subject to registration fees for the lower floors, which is the case for this unit.


Contact us for a full presentation of the project - 02 375 10 10 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 606.500	Living surface	147 m <sup>2</sup>
Terrace surface	13 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	4	Floors	5
Available	vanaf akte	Construction year	2024
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
		Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
		PEB category	A
EPC code	B		

### MANDATORY INFO

Building permit	Not announced	Summons and recovery claim	Not announced
Urban destination	Not announced	Pre-emption right	Not announced
Subdivision permit	Not announced	 Flood prone area	Not announced

### FINANCIAL

