



€ 725.000 | SINT-LAMBRECHTS-WOLUWE | REF. 5872874



TERRACE SURFACE

30.8 m<sup>2</sup>



LIVING SURFACE

128 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## W56 - 2 bedroom flat + terraces - NEW

 **Boulevard de la Woluwe 56, 1200 Sint-Lambrechts-Woluwé**

With a beautiful view of the Natura 2000 site and on the edge of Boulevard de la Woluwe, the residential development W56 is particularly well located and consists of 29 apartments + 2 commercial spaces, designed by architectural firm ARCHI 2000.

Victoire proposes :

A corner apartment with 2 bedrooms and 3 facades.

1 large living room with dining room and a super-equipped open kitchen at the front of the building, extended with a 22 sqm terrace facing southeast.

The pantry and laundry room are close to the kitchen.

1 separate WC

The master bedroom has an ensuite bathroom, while the second bedroom also has an ensuite shower room; both have access to a south-facing terrace in a quiet location overlooking the common garden.

At extra costs : parking and cellar compulsory. Bicycle and/or motorbike spaces possible.

Gentle mobility with a multitude of transport links nearby, a choice of stores, good schools, sports clubs and, last but not least, beautiful parks, are the main assets of this wonderful location.

Sale subject to 21% VAT on the land and building. Contact us today for more information about this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 725.000	Living surface	128 m <sup>2</sup>
Terrace surface	30.8 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	6	Available	bij oplevering
Construction year	2026	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	gas
Neighborhood	central	Neighborhood	city
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m <sup>2</sup>
		PEB category	B
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 located in flood area

### FINANCIAL

Under VAT	✓
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