











TERRACE SURFACE 35 m<sup>2</sup>

LIVING SURFACE 128 m<sup>2</sup>

BEDROOMS 2

2

# W56 - 2 bedroom flat + terraces - NEW

#### Boulevard de la Woluwe 56, 1200 Sint-Lambrechts-Woluwe

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 Junot 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 2 terraces facing East and 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.

Bicycle parking included.

At extra costs: parking and cellar compulsory. Motorbike spaces optional.

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**

Туре	flat	City	Sint-Lambrechts-Woluwe
Price	€ 780.000	Living surface	128 m²
Terrace surface	35 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	3
Floors	6	Available	bij oplevering
Construction year	2026	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	V
Heating (type)	individual	Heating	gas
Neighborhood	central	Neighborhood	city
Cellar	V	Elevator	V
Double glass	V	PEB	95 kW/m²
		PEB category	В
EPC code	В		
IANDATORY INFO			
Building permit		Summons and recovery claim	n
AL .	Not an and		

Not announced Urban destination Not announced Subdivision permit Not announced

Not announced

Pre-emption right Not announced

Flood prone area not located in flood area

## **FINANCIAL**

Under VAT



