



€ 1.435.000 | SINT-LAMBRECHTS-WOLUWE | REF. 5872903



TERRACE SURFACE

 46.4 m<sup>2</sup>


LIVING SURFACE

 194 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3

## W56 - 3 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 proposes :

A splendid 3-front, 3-bedroom corner apartment. It is superbly bright and enjoys 2 terraces (front and rear).

The spacious living room with dining area and superbly equipped open kitchen is at the front of the apartment, and is extended by a 29 m<sup>2</sup> terrace facing south-east.

The utility room and laundry room also form a back kitchen.

1 large hall (+ checkroom) links the bedrooms and living areas.

The master bedroom is particularly bright, as it is located on the rear corner of the apartment and, like the other 2 bedrooms, benefits from access to the beautiful south-facing terrace on the garden side. 2 bathrooms - 1 shower room - 2 separate WCs. 2 Bike spots (included).

Additional extras: parking and cellar (mandatory). Motorcycle parking (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 (with a possibility at 6%). Contact us today for more information about this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 1.435.000	Living surface	194 m <sup>2</sup>
Terrace surface	46.4 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	2
Parkings (indoor)	1	Floor	6
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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