



€ 415.000 | SINT-LAMBRECHTS-WOLUWE | REF. 5872908



TERRACE SURFACE

3.4 m<sup>2</sup>

LIVING SURFACE

77 m<sup>2</sup>

BEDROOMS

1



BATHROOMS

1

## W56 - 1 bedroom Flat+ terrace - NEW

 **Rue Voot 50, 1200 Sint-Lambrechts-Woluwe**

Enjoying beautiful views over the Natura 2000 area while bordering the Boulevard de la Woluwe, the W56 residential project is particularly well located and comprises 29 apartments + 2 commercial spaces, designed by the ARCHI 2000 architectural firm. Victoire proposes here: 1-bedroom flat on the 2nd floor, on the Rue Voot side. Living room with super-equipped open-plan kitchen and dining room extended by a west-facing terrace.

The bedroom overlooks the gardens and has an en suite bathroom. 1 separate WC - 1 utility room - No lift for this part of the building. Bicycle parking included/motorcycle parking (optional and in extra).

Soft mobility with a multitude of transport options in the vicinity, choice shops, good schools, sports clubs and, last but not least, great parks, are also the assets of this superb location.


Contact us now for more details on this project: 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

|                   |                    |                |                        |
|-------------------|--------------------|----------------|------------------------|
| Type              | flat               | City           | Sint-Lambrechts-Woluwe |
| Price             | € 415.000          | Living surface | 77 m <sup>2</sup>      |
| Terrace surface   | 3.4 m <sup>2</sup> | Bedrooms       | 1                      |
| Bathrooms         | 1                  | Floor          | 2                      |
| Floors            | 6                  | Available      | bij oplevering         |
| Construction year | 2026               | State          | new                    |
| Facades           | 2                  | Kitchen (type) | US hyper equipped      |
| Toilets           | 1                  | Laundry room   | ✓                      |
| Heating (type)    | individual         | Heating        | gas                    |
| Neighborhood      | central            | Neighborhood   | city                   |
| 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 | ✓ |
|-----------|---|

