



€ 477.300 | SINT-LAMBRECHTS-WOLUWE | REF. 6035209



TERRACE SURFACE

 8 m<sup>2</sup>


LIVING SURFACE

 98 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2

## TOMOWO - Large 2-bedroom flat + terrace

 **Chemin des 2 maisons 72-70, 1200 Sint-Lambrechts-Woluwe**

E151 - 98 sqm - terrace 8 sqm

Two-bedroom (1 large, one a bit smaller) crossing apartment, located on the 5th floor, nice terrace at the front, bright.

1 living room with super equipped kitchen and eating room with access to the terrace, 1 wide bathroom + showerroom and WC, 1 extra separate toilet and technical room. Cellar and parking in the basement are compulsory and in extra.

Cellar and parking in the basement are mandatory and in extra. It will be located in a quiet environment, surrounded by a bicycle path and a beautiful landscaped area, all close to the dynamic activities of the neighbourhood (cultural center, shops, or quality schools).

The complex will be built in the current spirit of full respect of the environment, beautiful, sustainable and energy efficient. The expected quality infrastructure will be provided and ensured by the developer Eiffage, always committed to an ideal execution, in line with the current requirements.

Sale under RR (12,5%) on the land & VAT regime (21%) on the construction. Contact us NOW to find out more about this unique project in the municipality of Woluwe St Lambert!

## Characteristics

### GENERAL

|                   |                  |                |                        |
|-------------------|------------------|----------------|------------------------|
| Type              | flat             | City           | Sint-Lambrechts-Woluwe |
| Price             | € 477.300        | Living surface | 98 m <sup>2</sup>      |
| Terrace surface   | 8 m <sup>2</sup> | Bedrooms       | 2                      |
| Bathrooms         | 1                | Shower rooms   | 1                      |
| Parkings (indoor) | 1                | Floor          | 5                      |
| Floors            | 8                | Available      | bij oplevering         |
| Construction year | 2025             | State          | new                    |
| Facades           | 2                | Kitchen (type) | US hyper equipped      |
| Toilets           | 2                | Laundry room   | ✓                      |
| Heating (type)    | individual       | Heating        | hot air pump           |
| Neighborhood      | quiet            | Neighborhood   | residential area       |
| Cellar            | ✓                | Elevator       | ✓                      |
| Double glass      | ✓                | PEB            | 70 kW/m <sup>2</sup>   |
| EPC code          | B                | PEB category   | 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 | ✓ |
|-----------|---|

