



€ 1.995.000 | SINT-PIETERS-WOLUWE | REF. 6045736



TERRACE SURFACE

69 m<sup>2</sup>



LIVING SURFACE

226 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

3

## Splendid NEW 3 bedroom Ground- floor flat, with terrace and garden at Etangs Mellaerts - Prestigious!

 **Avenue de Tervueren 381, 1150 Sint-Pieters-Woluwe**

Victoire proposes you an exclusive, beautiful 226-sq.m. ground floor apartment, with a 69-sq.m. terrace and 578 sq.m. garden at the rear of the apartment, facing south and protected by the surrounding trees and greenery. Top-of-the-range features and luxury are enhanced by the spaciousness of this flat. The entrance hall welcomes you with a vestiaire area, a guest toilet that opens onto the large living/dining room extending onto the terrace and garden. The elegant fully-equipped kitchen is complemented by an adjacent utility/technical room. The hall then opens onto the private area and the 3 bedrooms, including the master bedroom with front-facing terrace, a beautiful dressing area and a full bathroom with bath, shower, 2 sinks and private toilet. The other 2 bedrooms also benefit from a shower room (with 1 sink) + 1 separate toilet. 1 cellar included. Parking (mandatory) is available for every apartment (from €35,000). Expertise and attention to detail, such as innovative geothermal technology, sustainable materials, beautiful kitchens designed by Stucture Plus, PEB A, come together for your utmost comfort. All features will be carefully selected to offer each resident a superior high-quality of life.

The immediate neighbourhood is eminently residential, surrounded by parks, as well as being close to excellent schools, fine restaurants and popular cultural venues. The sale is subject to registration fees (12.5%) for the land portion and VAT for the building portion. The construction is on-going, and the delivery is scheduled for summer 2026. Our team is at your disposal for a presentation at your place or at our offices, located a stone's throw from the project - 02 3751010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 1.995.000	Living surface	226 m <sup>2</sup>
Terrace surface	69 m <sup>2</sup>	Bedrooms	3
Bathrooms	3	Parkings (indoor)	1
Floors	2	Available	bij oplevering
Construction year	2026	State	new
Garden surface	578 m <sup>2</sup>	Facades	3
Kitchen (type)	hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	collective
		Heating	geothermics
Neighborhood	woods	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m <sup>2</sup>
		PEB category	A
EPC code	A		

### 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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