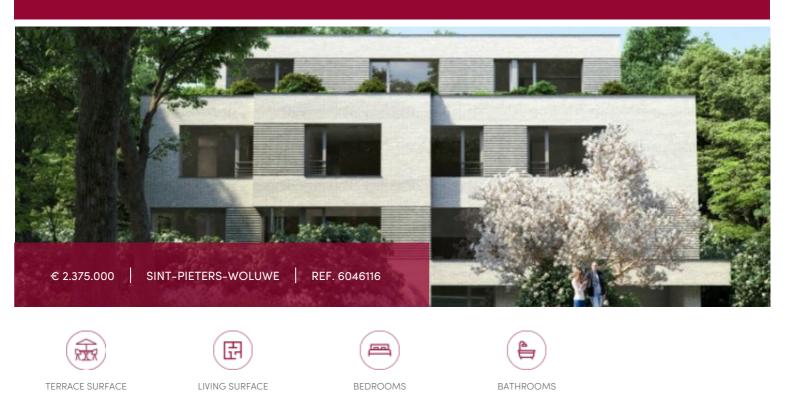


info@victoire.be +32 (0)2 375 10 10



98 m²



Splendid NEW 3 bedroom Penthouse with terrace at the Etangs Mellaerts - Prestigious !

3

3

Avenue de Tervueren 381, 1150 Sint-Pieters-Woluwe

278 m²

Victoire presents here a splendid 3-bedroom penthouse of 278 sqm², with a 98 sqm² terrace facing South/South-West, whose privacy is protected by the surrounding trees and greenery. The luxury of this exceptional apartment is heightened by its spaciousness. The entrance hall welcomes you, with space for a checkroom, guest WC and access to the laundry/technical room. The living area features a spacious living/dining room and a comfortable office area, and extends onto the beautiful terrace. The superbly equipped openplan kitchen is enlarged by a laundry/utility room. The hall also opens onto the private space, and the 3 bedrooms look out onto the front and the green roof. The master bedroom benefits from a beautiful dressing area and a full bathroom, equipped with bath, shower, 2 sinks and private toilet. The other 2 bedrooms also benefit from their own shower room (with 1 sink) + 1 separate toilet. 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. 1 cellar included. Parking (mandatory) is available for every apartment (from €35,000). 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



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Characteristics

GENERAL

Туре	flat
Price	€ 2.375.000
Terrace surface	98 m²
Bathrooms	3
Floor	2
Available	bij oplevering
State	new
Kitchen (type)	hyper equipped
Laundry room	~
Neighborhood	woods
Cellar	~
Double glass	~
EPC code	A

City	Sint-Pieters-Woluwe		
Living surface	278 m²		
Bedrooms	3		
Parkings (indoor)	1		
Floors	2		
Construction year	2026		
Facades	3		
Toilets	3		
Heating (type)	collective		
Heating	geothermics		
Neighborhood	quiet		
Elevator	~		
PEB	45 kW/m²		
PEB category	A		

MANDATORY INFO

Building permit	Summons and recovery claim	
Not announced	Not announced	
Urban destination	Pre-emption right	
Not announced	Not announced	
Subdivision permit Not announced	Elood prone area not located in flood area	

FINANCIAL

Under VAT		
\checkmark		



SELL SERVICE

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