



€ 690.000

SINT-PIETERS-WOLUWE

REF. 6058646



TERRACE SURFACE

 14.76 m<sup>2</sup>


LIVING SURFACE

 116 m<sup>2</sup>


BEDROOMS

2



BATHROOMS

2



GARAGES

1

## The urban elegance - 2 bedroom flat + terrace

 **Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe**

Victoire proposes you this 2-bedroom flat in the beautiful project "Tervueren Square".

A stunning 52-apartment project offering an incomparable living environment in Brussels, where you can enjoy both the pleasures of the city and the benefits of nature.

It is set out as follows : entrance hall, with utility/laundry room, opening onto the beautiful living room with dining area and super-equipped open kitchen (Bultaup); the terrace with a view on the gardens is a pleasant extension of this living space.

The night hall with separate toilet and shower room welcomes the 2 bedrooms, each with its own balcony overlooking the front of the residence. The master bedroom has a large en suite bathroom with WC, and bathtub.

High-quality finishes, powerful home automation, sustainable & smart building.

Parking for cars (with recharging station at extra charge), motorcycles and/or bicycle cargos are available at extra costs. Cellar in extra too.

Ideally located, close to the Montgomery-Mérode shopping district and between the splendid Parc de la Woluwe and Parc du Cinquantenaire, you'll reach the city center or the European Quarter in just a few minutes - on foot, by bike, by car or by public transport, everything is close at hand.

Sale under the RR regime (land) and VAT (construction) -> possibility at 6% if under conditions (1st purchase, - of 200 sqm, not for investors and to live there 5 years).

Contact us to find out more about this project / 02 375 1010 - new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 690.000	Living surface	116 m <sup>2</sup>
Terrace surface	14.76 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Garages	1	Parkings (indoor)	1
Floor	2	Floors	8
Available	bij oplevering	Construction year	2024
State	new	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	heat recovery installation
		Heating	geothermics
Neighborhood	Free sight	Neighborhood	quiet
Cellar	✓	Elevator	✓
PEB	46 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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