

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

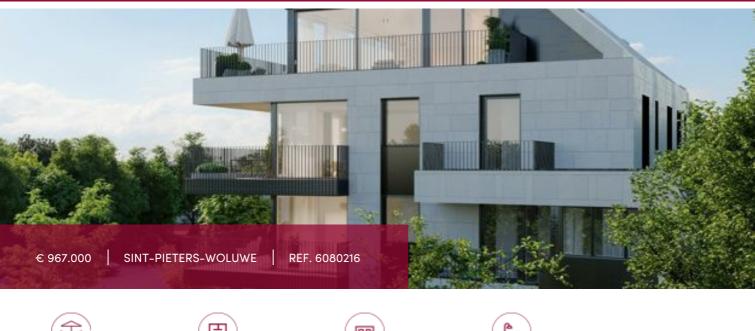


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# LES EMERAUDES in Woluwe-St-Pierre - Superb 3 bedroom ground-floor flat with garden

#### Avenue Parmentier 158, 1150 Sint-Pieters-Woluwe

Victoire proposes a beautiful new 147 sq.m. 3-bedroom apartment on the ground floor of this new "LES EMERAUDES" building, with a superb 153 sq.m. private garden. This original apartment features a lovely rounded entrance hall that serves the apartment in 3 parts: On the one hand, a large living area + super-equipped open kitchen, extended all around by the terrace and garden; On the other hand, a night hall, the technical/laundry room, a shower room (with a shower, 1 washbasin and 1 WC). Finally, the second night space comprising the master bedroom, a bathroom with bath and double washbasin, a bedroom and a separate WC. Each bedroom has immediate access to the garden.

BULTHAUP kitchens, FACQ sanitary fittings, underfloor heating and connected home automation will ensure maximum well-being in your home.

This small-scale project is ideally located in a great neighborhood, residential and pleasant to live in, close to schools, parks and sports clubs - it's life as we like it in Brussels.

The design, by Antonissen and UNA/A (Union Nation Architects Associates), is a true testament to quality, with an optimal ecological footprint and a guarantee of excellent EPBs. Parking 6&7 (€44,500/each + VAT) and cellar B4 (€8,500 + VAT) are compulsory.Sale subject to VAT for construction (21%) and registration fees (12.5%) for land value.Contact us for a full project description: 02 375 1010 – new@victoire.be.



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## Characteristics

#### GENERAL

Туре	flat € 967.000			
Price				
Terrace surface	21 m <sup>2</sup>			
Bathrooms	1			
Parkings (indoor)	2			
Available	bij oplevering			
State	new			
Facades	3			
Toilets	2			
Heating (type)	individual			
Neighborhood	quiet			
Cellar	~			
Double glass	~			
EPC code	А			

City	Sint-Pieters-Woluwe		
Living surface	147 m <sup>2</sup>		
Bedrooms	3		
Shower rooms	1		
Floors	3		
Construction year	2026		
Garden surface	153 m <sup>2</sup>		
Kitchen (type)	US hyper equipped		
Laundry room	~		
Heating	hot air pump		
Neighborhood	residential area		
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	Flood prone area	
Not announced	not located in flood area	

### FINANCIAL

Under VAT		
$\checkmark$		



SELL SERVICE

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