



€ 967.000 | SINT-PIETERS-WOLUWE | REF. 6080216



TERRACE SURFACE

 21 m<sup>2</sup>


LIVING SURFACE

 147 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

2

## 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.

## Characteristics

### GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 967.000	Living surface	147 m <sup>2</sup>
Terrace surface	21 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	2	Floors	3
Available	bij oplevering	Construction year	2026
State	new	Garden surface	153 m <sup>2</sup>
Facades	3	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	45 kW/m <sup>2</sup>
EPC code	A	PEB category	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	✓
-----------	---

