



€ 867.000 | SINT-PIETERS-WOLUWE | REF. 6080554



TERRACE SURFACE

 21 m²


LIVING SURFACE

 124 m²


BEDROOMS

2



BATHROOMS

2

LES EMERAUDES in Woluwe-St-Pierre - Superb 2 bedroom flat with terrace

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

Victoire proposes a lovely NEW 124 sq. m. 2-bedroom crossing flat on the 1st floor of the new "LES EMERAUDES" building in Woluwe-St-Pierre. It comprises

Beautiful entrance hall with 3 bedrooms, cloakroom, separate WC and shower room (with shower, washbasin and 1 WC).

The master bedroom has an en suite bathroom (with bath and double washbasin) and a terrace.

The beautiful, light-filled living room and dining room, as well as the superbly equipped kitchen and utility room, are extended by the magnificent corner terrace. The BULTHAUP kitchens, FACQ sanitary fittings, underfloor heating and connected home automation system will make your home as comfortable as possible.

This small-scale project is ideally located in a great neighbourhood, residential and pleasant to live in, close to schools, parks and sports clubs - it's life as we like it in Brussels. PEB A. Parking 19 & 20 (€44,500/each + VAT) and cellar B5 (€8,500 + VAT) are compulsory. Sale subject to VAT for the construction (21%) and registration duty (12.5%) for the land value. Contact us for a full description of the project: 02 375 1010 - new@victoire.be.

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 867.000	Living surface	124 m ²
Terrace surface	21 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	2	Floor	1
Floors	3	Available	bij oplevering
Construction year	2026	State	new
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 ²
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	✓
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