



€ 732.000 | SINT-PIETERS-WOLUWE | REF. 6080631



TERRACE SURFACE

14 m²



LIVING SURFACE

112 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 112 sq. m. 2-bedroom crossing flat on the 1st floor of the new "LES EMERAUDES" building in Woluwe-St-Pierre. It comprises :

An entrance hall with checkroom and separate toilet opens onto the large living room, dining room and super-equipped open kitchen (with a pretty pantry/laundry room) - a large terrace extends this beautiful space. The two beautiful bedrooms are at the rear, including the master bedroom with en-suite bathroom (equipped with bathtub, double sink and toilet), the second smaller bedroom has a separate shower room (shower and single sink). BULTHAUP kitchens, FACQ sanitaryware, underfloor heating and connected home automation ensure optimum comfort.

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

PEB A. Parking 21 (€44,500 + VAT) and basement B6 (€8,500 + VAT) compulsory. Sale subject to VAT on construction (21%) and registration fees (12.5%) on land value. Contact us for a full project description: 02 375 1010 - new@victoire.be.

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 732.000	Living surface	112 m ²
Terrace surface	14 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	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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