



€ 682.000 | SINT-PIETERS-WOLUWE | REF. 6080691



TERRACE SURFACE

9 m<sup>2</sup>



LIVING SURFACE

107 m<sup>2</sup>



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 you a beautiful NEW apartment of 107 sq. m. with 2 bedrooms and terrace on the 1st floor of the new building "LES EMERAUDES" in Woluwe-Saint-Pierre. It comprises a spacious hall with checkroom and utility room, plus a separate toilet.

The large living room with dining room and super-equipped open kitchen opening onto the terrace.

The 2 beautiful bedrooms each have an en-suite bathroom (with bath and double sink) or shower room (shower and single sink).

The BULTHAUP kitchens, FACQ plumbing, 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 neighborhood, residential and pleasant to live in, close to schools, parks and sports clubs - it is life as we like it in Brussels. PEB A. Parking 11 (€44,500 + VAT) and basement B8 (€8,500 + VAT) are mandatory. Sale subject to VAT for construction (21%) and registration fees (12.5%) for 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	€ 682.000	Living surface	107 m <sup>2</sup>
Terrace surface	9 m <sup>2</sup>	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	1	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	✓
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