



€ 1.525.000 | SINT-PIETERS-WOLUWE | REF. 6081526



TERRACE SURFACE

77 m<sup>2</sup>



LIVING SURFACE

145 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## LES EMERAUDES in Woluwe-St-Pierre - Splendid 3 bedroom penthouse with terrace

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

Victoire proposes a superb NEW 3-bedroom 145 sq.m. penthouse on the 3rd floor of the new "LES EMERAUDES" building in Woluwe-St-Pierre. It comprises

Entrance hall with separate WC. Large, light-filled living room with dining area and nice super-equipped open kitchen (+ utility/laundry room), extended by the south-west-facing terrace surrounding the entire apartment. The bright master bedroom, also extended by the terrace, benefits from a dressing area and en-suite bathroom (with bath, shower, WC and double sink). This property is completed by 2 other bedrooms (one with access to the terrace) sharing a large bathroom (with double washbasin).

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. PEB A. Parking 13 & 14 (€94,500 + VAT) and cellar B1 (€6,600 + VAT) are mandatory. 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	€ 1.525.000	Living surface	145 m <sup>2</sup>
Terrace surface	77 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	2	Floor	3
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 <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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