



€ 535.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6144970



TERRACE SURFACE

7.4 m<sup>2</sup>



LIVING SURFACE

115 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## TWIN FALLS - 2 BEDROOM FLAT

 **Neerveld 105, 1200 Sint-Lambrechts-Woluwe**

Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style

1st floor - 114m<sup>2</sup>

7m<sup>2</sup> terrace - NORTH EAST facing

Entrance hall with guest toilet and utility room

Large living room with dining room and super-equipped open kitchen - 36.5 m<sup>2</sup> with terrace

Small nighthall leading to master bedroom 16,3 m<sup>2</sup> - en-suite bathroom (single washbasin, bath and WC) - office

Second bedroom 16,1 m<sup>2</sup>

1 shower room (with double sink and shower)

All this in a green environment in the pleasant district of Woluwe valley.

PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on some units.

Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000).

A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 535.000	Living surface	115 m <sup>2</sup>
Terrace surface	7.4 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	7	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m <sup>2</sup>
EPC code	B	PEB category	B

### 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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