



€ 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>   |
|                   |                    | PEB category   | B                      |
| EPC code          | 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 | ✓ |
|-----------|---|

