



TERRACE SURFACE

7.3 m<sup>2</sup>



LIVING SURFACE

100 m<sup>2</sup>



BEDROOMS

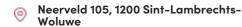
2



BATHROOMS

2

### TWIN FALLS - 2 BEDROOM FLAT



Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style 2nd floor - 100 sqm

Terrace 7.3 sq. m. - facing north-east

Entrance hall with guest WC and utility room

Large living room with dining area and superbly equipped open-plan kitchen - 36.5 sq.m. with terrace

Master bedroom 16.3 sq.m. - en-suite shower room (double washbasin)

Second bedroom 11.4 sq m - with en-suite bathroom (with bath, single washbasin and WC)

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  $\leq$ 33,000 (excluding VAT). Cellar (from  $\leq$ 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

Туре	flat
Price	€ 510.000
Terrace surface	7.3 m²
Bathrooms	1
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	collective
Neighborhood	quiet
Cellar	<b>✓</b>
Double glass	<b>~</b>
EPC code	В

City	Sint-Lambrechts-Woluwe
Living surface	100 m²
Bedrooms	2
Shower rooms	1
Floor	2
Available	bij oplevering
State	new
Kitchen (type)	US hyper equipped
Laundry room	~
Heating	gas
Neighborhood	residential area
Elevator	~
PEB	95 kW/m²
PEB category	В

## MANDATORY INFO

Building permit Not announced Urban destination Not announced Subdivision permit Not announced

Summons and recovery claim

Not announced

Pre-emption right

Not announced

Flood prone area

not located in flood area

#### **FINANCIAL**

Under VAT





