



€ 630.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6147471



TERRACE SURFACE

16.6 m<sup>2</sup>



LIVING SURFACE

115 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## TWIN FALLS - 3 BEDROOM FLAT + garden

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

Victoire proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style

Apartment on the 2nd floor - 114.8 m<sup>2</sup>

Terrace 16.6 m<sup>2</sup> - SOUTH-WEST orientation

Entrance hall with guest toilet, laundry room + technical room and shower room (with single sink)

Large living room with dining room, and fully equipped open kitchen - 36 m<sup>2</sup> with access to the terrace

2 Bedrooms 10.5 m<sup>2</sup> & 11.4 m<sup>2</sup>

Master bedroom with en-suite shower room (with shower, washbasin and WC)

All 3 bedrooms have access to the terraces

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             | € 630.000           | Living surface | 115 m <sup>2</sup>     |
| Terrace surface   | 16.6 m <sup>2</sup> | Bedrooms       | 3                      |
| Bathrooms         | 1                   | Shower rooms   | 1                      |
| Parkings (indoor) | 1                   | Floor          | 2                      |
| 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 | ✓ |
|-----------|---|

