

€ 525.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6149607



TERRACE SURFACE

4.5 m²



LIVING SURFACE

104 m²



BEDROOMS

2



BATHROOMS

1

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

4th floor - 104.1 sq.m

Terrace 4.5 sq.m. - SOUTH facing

Entrance hall with cloakroom, laundry room + utility room

Large living room with dining area, superbly equipped open-plan kitchen - 37.6 sq. m and access to the terrace

Small night hall, with guest WC and shower room (+ double washbasin) and the 2 bedrooms 15.6 sq.m. & 9 sq.m.

All set in a green environment in the pleasant Woluwe Valley district.

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 | € 525.000 | Living surface | 104 m ² |
| Terrace surface | 4.5 m ² | Bedrooms | 2 |
| Bathrooms | 1 | Parkings (indoor) | 1 |
| Floor | 4 | Floors | 7 |
| Available | bij oplevering | Construction year | 2025 |
| State | new | Facades | 2 |
| Kitchen (type) | US hyper equipped | Toilets | 1 |
| Laundry room | ✓ | Heating (type) | collective |
| | | Heating | gas |
| Neighborhood | quiet | Neighborhood | residential area |
| Cellar | ✓ | Elevator | ✓ |
| Double glass | ✓ | PEB | 95 kW/m ² |
| | | 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 | ✓ |
|-----------|---|

