

€ 630.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6149842



TERRACE SURFACE

14.2 m<sup>2</sup>



LIVING SURFACE

126 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## TWIN FALLS - 3 BEDROOM FLAT

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

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

Ground Floor - 126.2 m<sup>2</sup> - South-west facing

Terrace 13.5 sq.m. - SOUTH-WEST facing

Entrance hall with guest WC, laundry + utility room and bathroom (with 1 washbasin)

Large living room with dining area and super-equipped open kitchen - 40.4 sq.m. with terrace

2 bedrooms, 12.4 sq.m. and 12 sq.m.

Master bedroom 15.2 m<sup>2</sup> - en-suite shower room (double washbasin + WC) + dressing area

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	126 m <sup>2</sup>
Terrace surface	14.2 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	7
Available	bij oplevering	Construction year	2025
State	new	Garden surface	32 m <sup>2</sup>
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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