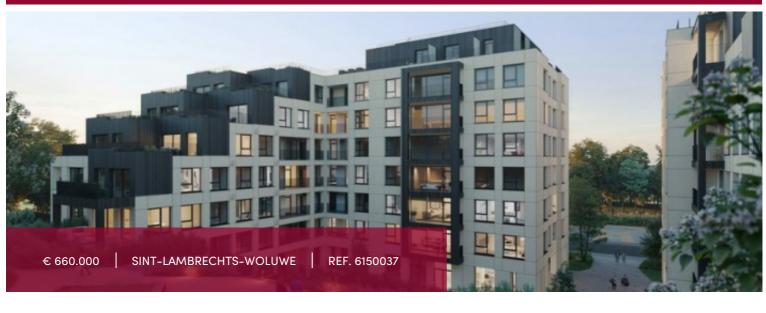


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# TWIN FALLS - 3 BEDROOM FLAT

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

Victoire proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style Fifth floor - 126.2  $m^2$  - South-west facing

Terrace 13.5 sq.m.

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

Туре	flat
Price	€ 660.000
Terrace surface	13.5 m <sup>2</sup>
Bathrooms	1
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	collective
Neighborhood	quiet
Cellar	~
Double glass	~
EPC code	В

City	Sint-Lambrechts-Woluwe		
Living surface	126 m²		
Bedrooms	3		
Shower rooms	1		
Floor	5		
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	Summons and recovery claim Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	Flood prone area
Not announced	not located in flood area

## FINANCIAL

Under VAT		
$\checkmark$		



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