



€ 660.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6150744



TERRACE SURFACE

14.1 m<sup>2</sup>



LIVING SURFACE

115 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

On the 5th floor - 114,9 sqm

Terrace 14 sq.m. - SOUTH-WEST facing

Entrance hall with guest WC, laundry + utility room and beautiful shower room (with double washbasin)

Large living room with dining room, office area and super-equipped open kitchen - 32.7 sq.m. with access to terrace

Master bedroom 14.1 sq.m. with en-suite shower room (with washbasin and WC)

2 further bedrooms 12.3 sq.m. & 12.1 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	€ 660.000	Living surface	115 m <sup>2</sup>
Terrace surface	14.1 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	5
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	✓
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