



€ 545.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6187985



TERRACE SURFACE

12.2 m²



LIVING SURFACE

95 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 6th floor - 95 sq.m.

Terrace 12, 2 sq.m. - facing east and running the length of the apartment.

Entrance hall with laundry + utility room and guest WC

Large living room with dining area, superbly equipped open kitchen - 31 sq.m.

Small night hall leading to bedrooms - beautiful shower room (with single washbasin)

Master bedroom 17.1 sq.m. (access to terrace) with en-suite shower room (shower and single washbasin) - second bedroom 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	€ 545.000	Living surface	95 m ²
Terrace surface	12.2 m ²	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	6	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	✓
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