



12.2 m<sup>2</sup>

TERRACE SURFACE



LIVING SURFACE

95 m²



BEDROOMS

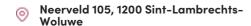
2



BATHROOMS

1

## TWIN FALLS - 2 BEDROOM FLAT



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  $\leq$ 33,000 (excluding VAT). Cellar (from  $\leq$ 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	€ 545.000
Terrace surface	12.2 m <sup>2</sup>
Bathrooms	1
Floor	6
Available	bij oplevering
State	new
Kitchen (type)	US hyper equipped
Laundry room	<b>~</b>
Neighborhood	quiet
Cellar	<b>✓</b>
Double glass	~
EPC code	В

City	Sint-Lambrechts-Woluwe
Living surface	95 m²
Bedrooms	2
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	1
Heating (type)	collective
Heating	gas
Neighborhood	residential area
Elevator	~
PEB	95 kW/m²
PEB category	В

### MANDATORY INFO

Building permit Not announced Urban destination Not announced Subdivision permit Not announced

Summons and recovery claim Not announced

Pre-emption right Not announced

Flood prone area

not located in flood area

### FINANCIAL

Under VAT





