



€ 547.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6251217



TERRACE SURFACE

13 m<sup>2</sup>



LIVING SURFACE

152 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## VANCOUVER - 2 BEDROOM FLAT + GARDEN + TERRACE

 **Avenue Marcel Thiry 75-77, 1200 Sint-Lambrechts-Woluwe**

Victoire proposes this 152 sqm 2-bedroom ground floor apartment with terrace and 33 sqm garden in the "Vancouver" project. The layout is as follows:

Hall with vestiaire and separate WC.

Bright living room opening onto the terrace with living room, dining room and super equipped open kitchen.

Night hall with utility room and second separate WC + 2 storage rooms.

2 bedrooms. 1 large bathroom + separate shower.

Roofs are either greened or fitted with solar panels, making them ecologically attractive.

Mandatory parking is available at an additional cost, as well as underground bicycle sheds and cellars.

The neighborhood is pleasant, quiet and international, and all the necessary amenities are at your doorstep: public transport, supermarkets, childcare facilities, schools and a cultural center. The area is also highly sought-after for high-end rentals, a great asset for investors.

Sale subject to registration fees for the lower floors, which is the case for this unit.

Contact us for a full presentation of the project - 02 375 10 10 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 547.000	Living surface	152 m <sup>2</sup>
Terrace surface	13 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floors	5	Available	vanaf akte
Construction year	2024	State	new
Garden surface	33 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	45 kW/m <sup>2</sup>
		PEB category	A
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 announced

### FINANCIAL

