





LIVING SURFACE

194.7 m²

Twin Falls in Woluwe Saint Lamert - 1 CASCO office space NEW

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Rue Neerveld 105, 1200 Sint-Lambrechts-Woluwe

Victoire proposes you in the Twin Falls project (a very nice real estate reconversion) 1 large CASCO office space superbly located rue Neerveld 105, in the pleasant district of the Woluwe valley.

These units are to be installed by you, and according to your choice. Sale subject to 21% VAT for these areas and to registration duty and VAT on the parking lots – Bicycle parking and car parking (with charging station) from \in 33,000 (excl. VAT). Cellar (from \in 4,000). Sustainable and responsible aspects guaranteeing PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on certain units. Assurance of the circularity of materials, recycling of waste and construction of a stormwater basin for rainwater recovery.

Privileged location in the pleasant municipality of Woluwe St Lambert, offering all the urban amenities needed for today's lifestyle, as well as easy access to facilitate your daily life, the best choice for embarking on a new working project in Brussels.



Characteristics

GENERAL

| Туре | office | City | Sint-Lambrechts-Woluwe |
|-------------------|------------------------|----------------|------------------------|
| Price | € 560.000 | Living surface | 195 m² |
| Floors | 7 | Available | bij oplevering |
| Construction year | 2025 | State | new |
| Facades | 2 | Heating (type) | collective |
| Heating | gas (centr. heat.) | Neighborhood | quiet |
| Neighborhood | industrial environment | Cellar | ~ |
| Elevator | ✓ | PEB | 95 kW/m² |
| | | PEB category | В |
| EPC code | В | | |

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









