



LIVING SURFACE

194.7 m<sup>2</sup>

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

📍 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 €33,000 (excl. VAT). Cellar (from €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

Type	office	City	Sint-Lambrechts-Woluwe
Price	€ 560.000	Living surface	195 m <sup>2</sup>
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/m <sup>2</sup>
EPC code	B	PEB category	B

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit	 Flood prone area
Not announced	not located in flood area

### FINANCIAL

Under VAT


