

€ 549.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6284259



TERRACE SURFACE

 68 m<sup>2</sup>


LIVING SURFACE

 130 m<sup>2</sup>


BEDROOMS


2



BATHROOMS

2

## VANCOUVER - 2 BEDROOM PENTHOUSE + SPLENDID TERRACE

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

Victoire presents this beautiful 130 sqm 2-bedroom corner penthouse flat in the beautiful "Vancouver" building which features as follows :

The flat is very bright and has a splendid west facing terrace surrounding the flat overlooking the front of the building.

Entrance hall with checkroom and separate toilet. The living area with dining room and open kitchen is extended by the wide part of the terrace.

2 bedrooms on either side of the flat, the master bedroom with a full bathroom, the second with a shower room - Utility room/laundry room.

A truly unique apartment with exceptional views.

Mandatory parking is available at 29 500 €+ costs, as are bicycle sheds and cellars (5000 € ) in the basement.

The neighborhood is pleasant, quiet and international, and all the necessary amenities are at your fingertips: public transport, supermarkets, crèches, schools, cultural center.

The area is also attractive to the best tenants, a major plus for investors. Sale subject to VAT.


Contact us for a visit and/or presentation of the flat: 02 375 1010 / new@victoire.be

## Characteristics

### GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 549.000	Living surface	130 m <sup>2</sup>
Terrace surface	68 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	5
Floors	5	Available	vanaf akte
Construction year	2024	State	new
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>
EPC code	B	PEB category	A

### 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

Under VAT	✓
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