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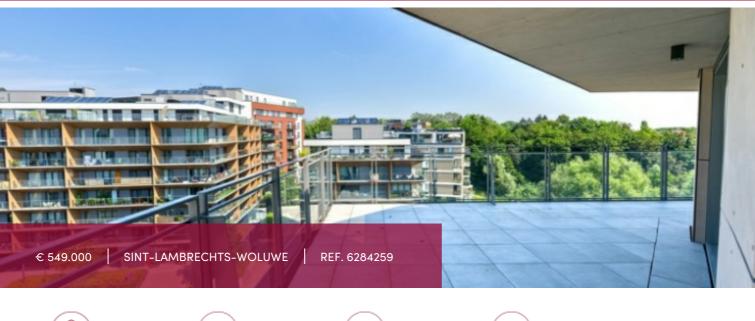


Image: Constract surfaceImage: Constract surfaceImage: Constract surfaceImage: Constract surfaceImage: Constract surface68 m²130 m²22

# 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

Туре	flat		
Price	€ 549.000		
Terrace surface	68 m²		
Bathrooms	1		
Parkings (indoor)	1		
Floors	5		
Construction year	2024		
Facades	2		
Toilets	2		
Heating (type)	collective		
Neighborhood	quiet		
Cellar	~		
Double glass	~		
EPC code	В		

City	Sint-Lambrechts-Woluwe			
Living surface	130 m <sup>2</sup>			
Bedrooms	2			
Shower rooms	1			
Floor	5			
Available	vanaf akte			
State	new			
Kitchen (type)	US hyper equipped			
Laundry room	~			
Heating	gas			
Neighborhood	residential area			
Elevator	~			
PEB	45 kW/m <sup>2</sup>			
PEB category	A			

### MANDATORY INFO

Building permit	Summons and recovery claim
Not announced	Not announced
Urban destination	Pre-emption right
Not announced	Not announced
Subdivision permit Not announced	Elood prone area Not announced

# FINANCIAL

Under VAT		
$\checkmark$		







