



€ 755.000 | SINT-PIETERS-WOLUWE | REF. 6323752



TERRACE SURFACE

 17.04 m²


LIVING SURFACE

 134 m²


BEDROOMS

2



BATHROOMS

2

Montgomery area - 2 bedroom flat NEW + terraces

 **Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe**

Victoire proposes you this 2-bedroom flat, on the 4th floor in the beautiful project "Tervueren Square".

A stunning 52-apartment project offering an incomparable living environment in Brussels, where you can enjoy both the pleasures of the city and the benefits of nature.

It is set out as follows : Hall with separate toilet, a utility and laundry room; the nightall welcomes a showerroom.

Th nice living space with dining room and super-equipped open kitchen (Bulthaup), is situated at the front of the building and is extende by nice a terrace.

The 2 bedrooms are at the rear and also benefit from a terrace with view on the gardens. The masterbedroom enjoys an en-suite bathroom with WC .

High-quality finishes, powerful home automation, sustainable & smart building.

Parking for cars (with recharging station at extra charge), motorcycles and/or bicycle cargos are available at extra costs. Cellar in extra too.

Ideally located, close to the Montgomery-Mérode shopping district and between the splendid Parc de la Woluwe and Parc du Cinquantenaire, you'll reach the city center or the European Quarter in just a few minutes - on foot, by bike, by car or by public transport, everything is close at hand.

Sale under the RR regime (land) and VAT (construction) -> possibility at 6% if under conditions (1st purchase, - of 200 sqm, not for investors and to live there 5 years).

Contact us to find out more about this project / 02 375 1010 - new@victoire.be

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 755.000	Living surface	134 m ²
Terrace surface	17.04 m ²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	4
Floors	8	Available	bij oplevering
Construction year	2025	State	new
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	heat recovery installation	Heating	geothermics
Neighborhood	central	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	50 kW/m ²
EPC code	B	PEB category	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 located in flood area

FINANCIAL

Under VAT	✓
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