

info@victoire.be +32 (0)2 375 10 10



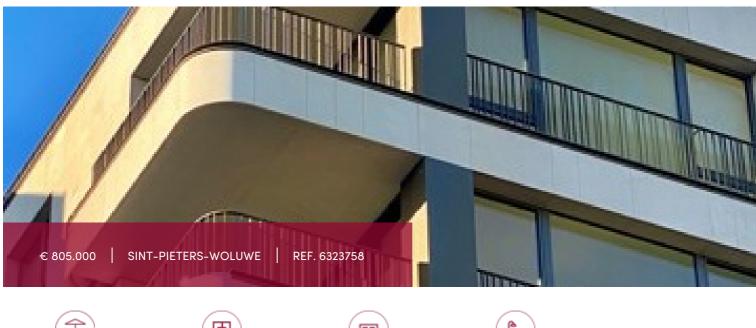


Image: Constract surfaceImage: Constract surfaceImage: Constract surfaceImage: Constract surface17.04 m²134 m²22

Montgomery area - 2 bedroom flat NEW + terraces

Avenue de Tervueren 249, 1150 Sint-Pieters-Woluwe

Victoire proposes you this 2-bedroom flat, on the 7th 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 welcoms 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



info@victoire.be +32 (0)2 375 10 10

Characteristics

GENERAL

Туре	flat			
Price	€ 805.000			
Terrace surface	17.04 m ²			
Bathrooms	1			
Parkings (indoor)	1			
Floors	8			
Construction year	2025			
Facades	2			
Toilets	2			
Heating (type)	heat recovery installation			
Neighborhood	central			
Cellar	~			
Double glass	~			
EPC code	В			

City	Sint-Pieters-Woluwe			
Living surface	134 m ²			
Bedrooms	2			
Shower rooms	1			
Floor	7			
Available	bij oplevering			
State	new			
Kitchen (type)	US hyper equipped			
Laundry room	✓			
Heating	geothermics			
Neighborhood	quiet			
Elevator	✓			
PEB	50 kW/m²			
PEB category	В			

MANDATORY INFO

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

FINANCIAL

Under VAT		
\checkmark		



info@victoire.be +32 (0)2 375 10 10



