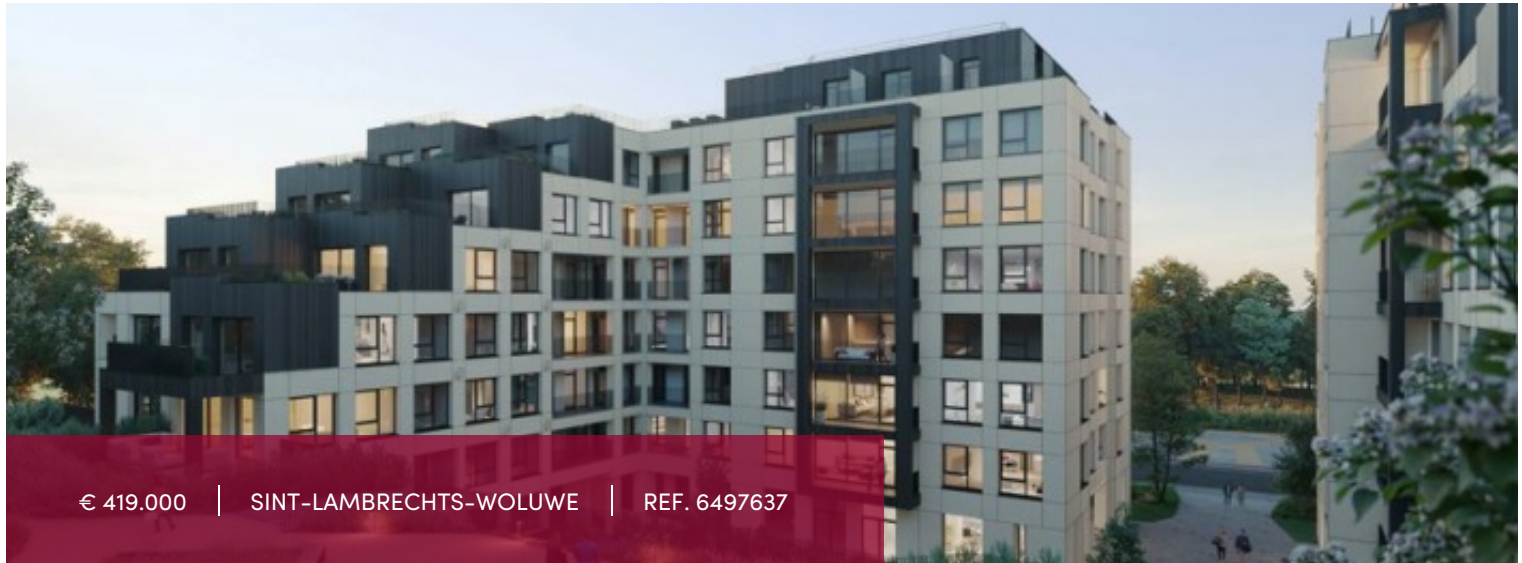




€ 419.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497637



LIVING SURFACE

99 m²



BEDROOMS

2



BATHROOMS

2

TWIN FALLS - 2 BEDROOM FLAT

 **Neerveld 105, 1200 Sint-Lambrechts-Woluwe**

Victoire proposes you in the Twin Falls project, a 2 bedrooms apartment - PREMIUM style

1st floor - 110 m²

Entrance hall with guest toilet

Large living room with dining area and beautifully equipped open kitchen - 31.2 m² with French doors

Utility room

Master bedroom 17.7 m² - En-suite bathroom with shower (2 sinks)

Second bedroom 11.4 m² - Second separate toilet

1 second separate WC - 1 shower room (single washbasin)

All set in green surroundings in the pleasant Woluwe Valley district.

PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on certain units.

Sale subject to 21% VAT for apartments and registration fees and VAT for parking lots - Bicycle parking and car parking (with charging station) from €33,000 (excl. VAT). Cellar (from €4,000).

A prime location in the pleasant commune of Woluwe St Lambert, offering all the urban facilities needed for current lifestyles, as well as easy access to accommodate your daily needs. The best choice for starting a new life project in Brussels.

Characteristics

GENERAL

Type	flat
Price	€ 419.000
Bedrooms	2
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	collective
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	B

City	Sint-Lambrechts-Woluwe
Living surface	99 m ²
Shower rooms	2
Floor	1
Available	bij oplevering
State	new
Kitchen (type)	US hyper equipped
Laundry room	✓
Heating	gas
Neighborhood	residential area
Elevator	✓
PEB	95 kW/m ²
PEB category	B

MANDATORY INFO

Building permit	Not announced
Urban destination	Not announced
Subdivision permit	Not announced

Summons and recovery claim	Not announced
Pre-emption right	Not announced
 Flood prone area	not located in flood area

FINANCIAL

Under VAT	✓
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