



€ 595.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497639



TERRACE SURFACE

13.9 m²



LIVING SURFACE

124 m²



BEDROOMS

3



BATHROOMS

2

TWIN FALLS - 3 BEDROOM FLAT + garden

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

Victoire proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style

Upper Ground floor - 123.8 sq. m.

Terrace 13.9 sqm + garden 58.2 sqm - south-west facing

Entrance hall with guest toilet

Large living room with dining room and super equipped open kitchen - 41.8 sqm with terrace

Small night hall leading to 2 of the 3 bedrooms - Utility/technical room and shower room (with single sink)

2 bedrooms 10.2 sqm and 8.7 sqm - also with access to terrace

Master bedroom 14.1 sqm - en-suite bathroom (double washbasin + WC) + dressing room

All this in a green environment in the pleasant district of Woluwe valley.

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

Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000).


A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

Characteristics

GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 595.000	Living surface	124 m ²
Terrace surface	13.9 m ²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	7	Available	bij oplevering
Construction year	2025	State	new
Garden surface	58.2 m ²	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	95 kW/m ²
		PEB category	B
EPC code	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	✓
-----------	---

