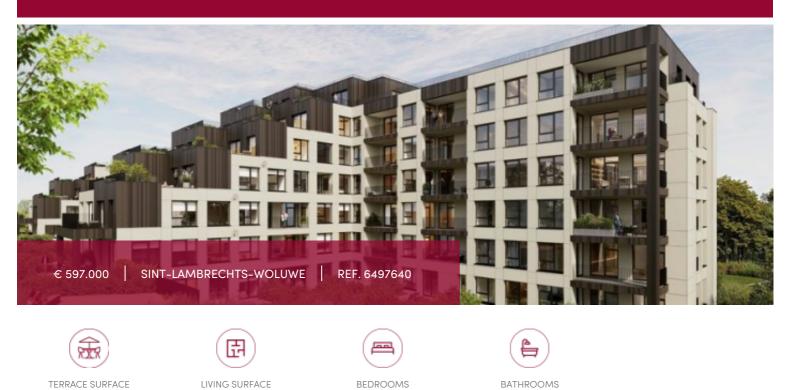


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3

2

TWIN FALLS - 3 BEDROOM FLAT

126 m<sup>2</sup>

Neerveld 105, 1200 Sint-Lambrechts-Woluwe

13.5 m<sup>2</sup>

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

Second floor – 126.2 m<sup>2</sup> – South-west facing

Terrace 13.5 sq.m. - SOUTH-WEST facing

Entrance hall with guest WC, laundry + utility room and bathroom (with 1 washbasin)

Large living room with dining area and super-equipped open kitchen - 40.4 sq.m. with terrace

2 bedrooms, 12.4 sq.m. and 12 sq.m.

Master bedroom 15.2 m<sup>2</sup> - en-suite shower room (double washbasin + WC) + dressing area

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

| Туре              | flat                |
|-------------------|---------------------|
| Price             | € 597.000           |
| Terrace surface   | 13.5 m <sup>2</sup> |
| Bathrooms         | 1                   |
| Parkings (indoor) | 1                   |
| Floors            | 7                   |
| Construction year | 2025                |
| Facades           | 2                   |
| Toilets           | 2                   |
| Heating (type)    | collective          |
| Neighborhood      | quiet               |
| Cellar            | ~                   |
| Double glass      | ~                   |
|                   |                     |
| EPC code          | В                   |

| City           | Sint-Lambrechts-Woluwe |  |  |
|----------------|------------------------|--|--|
| Living surface | 126 m <sup>2</sup>     |  |  |
| Bedrooms       | 3                      |  |  |
| Shower rooms   | 1                      |  |  |
| Floor          | 2                      |  |  |
| Available      | bij oplevering         |  |  |
| State          | new                    |  |  |
| Kitchen (type) | US hyper equipped      |  |  |
| Laundry room   | ~                      |  |  |
| Heating        | gas                    |  |  |
| Neighborhood   | residential area       |  |  |
| Elevator       | ~                      |  |  |
| PEB            | 95 kW/m²               |  |  |
| PEB category   | В                      |  |  |

## MANDATORY INFO

| Building permit<br>Not announced | Summons and recovery claim Not announced |
|----------------------------------|------------------------------------------|
| Urban destination                | Pre-emption right                        |
| Not announced                    | Not announced                            |
| Subdivision permit               | Flood prone area                         |
| Not announced                    | not located in flood area                |

# FINANCIAL

| Under VAT    |  |  |
|--------------|--|--|
| $\checkmark$ |  |  |



### SELL SERVICE

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