

Price on request | SINT-LAMBRECHTS-WOLUWE | REF. 6497646



TERRACE SURFACE

11 m<sup>2</sup>



LIVING SURFACE

110 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

1

## 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

2nd floor - 110 sq.m

Terrace 11 sq.m - facing east

Entrance hall with guest WC and laundry room

Large living room with dining area and super-equipped open kitchen - 38 m<sup>2</sup> with patio doors

15.9 sq.m master bedroom - 9.9 sq.m second bedroom

1 large bathroom with shower and bath

1 second separate WC

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	City	Sint-Lambrechts-Woluwe
Price	Price on request	Living surface	110 m <sup>2</sup>
Terrace surface	11 m <sup>2</sup>	Bedrooms	2
Bathrooms	1	Parkings (indoor)	1
Floor	2	Floors	7
Available	bij oplevering	Construction year	2025
State	new	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 <sup>2</sup>
		PEB category	B
EPC code	B		

### MANDATORY INFO

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

