



€ 612.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497654



TERRACE SURFACE

13.5 m<sup>2</sup>



LIVING SURFACE

126 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2

## TWIN FALLS - 3 BEDROOM FLAT

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

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

3rd floor apartment - 126.1 sqm<sup>2</sup> - south-west facing

Terrace 13.5 sq.m. total - SOUTH-WEST facing

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

Large living room with dining area and super-equipped open kitchen - 40 sq.m. with access to terrace

2 bedrooms 12.4 sqm & 12 sqm

15.2 sq.m. master bedroom with en-suite shower room (shower, double washbasin and WC).

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	€ 612.000	Living surface	126 m <sup>2</sup>
Terrace surface	13.5 m <sup>2</sup>	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	3
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>
EPC code	B	PEB category	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	✓
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