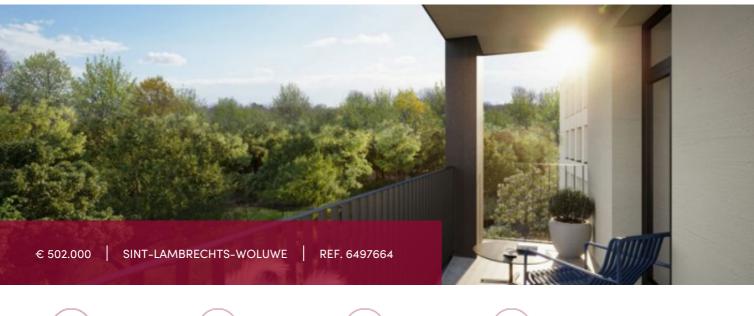


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TWIN FALLS - 2 BEDROOM FLAT

Neerveld 105, 1200 Sint-Lambrechts-Woluwe

Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style

4th floor - 104.1 sq.m

Terrace 4.5 sq.m. - SOUTH facing

Entrance hall with cloakroom, laundry room + utility room

Large living room with dining area, superbly equipped open-plan kitchen - 37.6 sq. m and access to the terrace

Small night hall, with guest WC and shower room (+ double washbasin) and the 2 bedrooms 15.6 sq.m. & 9 sq.m.

All set in a green environment in the pleasant Woluwe Valley district.

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.



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Characteristics

GENERAL

De	flat € 502.000			
ce € 50				
rrace surface 2	4.5 m ²			
throoms	1			
or	4			
ailable bij oplev	bij oplevering			
ite	new			
chen (type) US hyper equi	US hyper equipped			
undry room	~			
ighborhood	quiet			
llar	~			
uble glass	~			

City	Sint-Lambrechts-Woluwe		
Living surface	104 m ²		
Bedrooms	2		
Parkings (indoor)	1		
Floors	7		
Construction year	2025		
Facades	2		
Toilets	1		
Heating (type)	collective		
Heating	gas		
Neighborhood	residential area		
Elevator	~		
PEB	95 kW/m²		
PEB category	В		

MANDATORY INFO

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

FINANCIAL

Under VAT		
\checkmark		





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