€ 640.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497667

TERRACE SURFACE	LIVING SURFACE	BEDROOMS	BATHROOMS
14.2 m²	115 m²	3	2

TWIN FALLS - 3 BEDROOM FLAT

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

Victoire proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style
4th floor - 115.1 sqm
14.2-sq.m terrace - south-west facing
Entrance hall with guest WC, utility room and beautiful shower room (with double washbasin)
Large living room with dining area and superbly equipped open-plan kitchen - 32.7 sq.m. with access to the terrace
2 bedrooms 12.1 m² & 12.3 sq.m.
And the master bedroom 14.3 sq.m. with en-suite shower room (single washbasin and WC)
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.

Characteristics

GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 640.000	Living surface	115 m²
Terrace surface	14.2 m²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	4
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/m²
		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

FINANCIAL

Under VAT
✓