





TERRACE SURFACE

13.5 m<sup>2</sup>



LIVING SURFACE

113 m<sup>2</sup>



BEDROOMS

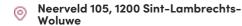
3



BATHROOMS

2

## TWIN FALLS - 3 BEDROOM FLAT



Victoire proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style 6th floor - 112.8 sqm - southwest facing

Terrace 13.5 sqm - southwest facing

Entrance hall with guest toilet, laundry room + utility room and shower room (with 1 sink)

Large living room with dining area and super equipped open kitchen - 39.3 sqm with terrace

2 bedrooms of 9.4 sqm and 9.4 sqm respectively

Master bedroom 13.2 sqm - en-suite shower room (double sink + WC) + dressing room

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  $\leq$ 33,000 (excluding VAT). Cellar (from  $\leq$ 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	€ 642.000
Terrace surface	13.5 m²
Bathrooms	1
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	2
Heating (type)	collective
Neighborhood	quiet
Cellar	<b>✓</b>
Double glass	<b>~</b>
EPC code	В

City	Sint-Lambrechts-Woluwe
Living surface	113 m²
Bedrooms	3
Shower rooms	1
Floor	6
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 Not announced Urban destination Not announced Subdivision permit Not announced

Summons and recovery claim Not announced

Pre-emption right Not announced

Flood prone area

not located in flood area

#### **FINANCIAL**

Under VAT





