



€ 764.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6497676



TERRACE SURFACE

20.4 m²



LIVING SURFACE

137 m²



BEDROOMS

2



BATHROOMS

2

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

7th floor - 136.7 sq.m

Terrace 20.4 sq.m. - facing EAST-SOUTH

Attractive entrance hall with guest WC and laundry + utility room

Large living room with atypical layout, dining room and super-equipped open kitchen - 49.7 sq.m. with terrace

Master bedroom 16.7 sq.m. - with dressing area and en-suite shower room (double washbasin)

Second bedroom 11.5 sq.m. - also with en-suite shower room (shower and single washbasin) All this in a green environment in the pleasant district of Woluwe valley.

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	€ 764.000	Living surface	137 m ²
Terrace surface	20.4 m ²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	7	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 ²
		PEB category	B
EPC code	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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