



TERRACE SURFACE

 12 m²


LIVING SURFACE

 119 m²


BEDROOMS

2



BATHROOMS

2

MALOU VIEW - 2 BEDROOM FLAT WITH REAR TERRACE

📍 **Boulevard de la Woluwe 62, 1200 Sint-Lambrechts-Woluwe**

Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot proposes this 119 m² 2-bedroom apartment with a south-facing view at the rear of the building. A beautiful entrance hall immediately welcomes the bedrooms, a guest toilet, a utility room and a shower room. The large living room, with open-plan fitted kitchen and dining area, is enhanced by a corner terrace. The 2 good-sized bedrooms enjoy views over the greenery. The master bedroom features a dressing area and en suite bathroom (with WC, bath, shower and double washbasin); the second bedroom will have access to the terrace. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000 The quiet surroundings, surrounded by trees, add to the serenity of the setting. Situated opposite the Château and Parc Malou, the project offers an unobstructed view of this beautiful green environment, while being at the heart of a dynamic neighborhood.

Sale subject to VAT (21% - possibility of reduced rate to 6% subject to conditions) - PEB A.

A great opportunity in a privileged setting. Contact us to find out more or to arrange a project presentation.

Characteristics

GENERAL

Type	flat	City	Sint-Lambrechts-Woluwe
Price	€ 705.000	Living surface	119 m ²
Terrace surface	12 m ²	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	6
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	individual
Neighborhood	Free sight	Heating	hot air pump
Elevator	✓	Neighborhood	quiet
PEB	45 kW/m ²	Double glass	✓
EPC code	A	PEB category	A

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	potential flood area

FINANCIAL

Under VAT
✓

