



€ 1.525.000 | SINT-PIETERS-WOLUWE | REF. 6789179



TERRACE SURFACE

77 m²



LIVING SURFACE

145 m²



BEDROOMS

3



BATHROOMS

2

LES EMERAUDES in Woluwe-St-Pierre - Splendid 3 bedroom penthouse with terrace

 **Avenue Parmentier 158, 1150 Sint-Pieters-Woluwe**

Victoire proposes a superb NEW 3-bedroom 145 sq.m. penthouse on the 3rd floor of the new "LES EMERAUDES" building in Woluwe-St-Pierre. It comprises

Entrance hall with separate WC. Large, light-filled living room with dining area and nice super-equipped open kitchen (+ utility/laundry room), extended by the south-west-facing terrace surrounding the entire apartment. The bright master bedroom, also extended by the terrace, benefits from a dressing area and en-suite bathroom (with bath, shower, WC and double sink). This property is completed by 2 other bedrooms (one with access to the terrace) sharing a large bathroom (with double washbasin). BULTHAUP kitchens, FACQ sanitary fittings, underfloor heating and connected home automation will ensure maximum well-being in your home.


This small-scale project is ideally located in a great neighborhood, residential and pleasant to live in, close to schools, parks and sports clubs - it's life as we like it in Brussels. PEB A. Parking 13 & 14 (€94,500 + VAT) and cellar B1 (€6,600 + VAT) are mandatory. Sale subject to VAT for construction (21%) and registration fees (12.5%) for land value. Contact us for a full project description: 02 375 1010 - new@victoire.be.

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 1.525.000	Living surface	145 m²
Terrace surface	77 m²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	2	Floor	3
Floors	3	Available	bij oplevering
Construction year	2026	State	New
Facades	3	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
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	not located in flood area

FINANCIAL

Under VAT
✓

