



€ 485.000 | SINT-LAMBRECHTS-WOLUWE | REF. 6794531



TERRACE SURFACE

16 m²



LIVING SURFACE

80 m²



BEDROOMS

1



BATHROOMS

1

## MALOU VIEW - 1 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 very attractive 1-bedroom apartment of 80 sqm. Beautiful entrance hall with utility room, separate toilet . The living room with dining area and fully-equipped kitchen opens onto the rear terrace facing south. The bedroom overlooks the Parc Malou and benefits from a bathroom (with double sink and bathtub) . 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	€ 485.000	Living surface	80 m²
Terrace surface	16 m²	Bedrooms	1
Bathrooms	1	Parkings (indoor)	1
Floor	1	Floors	6
Available	bij oplevering	Construction year	2027
State	New	Facades	2
Kitchen (type)	US hyper equipped	Toilets	1
Laundry room		Heating (type)	individual
		Heating	hot air pump
Neighborhood	Free sight	Neighborhood	quiet
Elevator		Double glass	
PEB	45 kW/m²	PEB category	A
EPC code	A		

### 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 potential flood area

### FINANCIAL

Under VAT 
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