



€ 496.000 | SINT-LAMBRECHTS-WOLUWE | REF. 7142228



TERRACE SURFACE

14.2 m²



LIVING SURFACE

95 m²



BEDROOMS

2



BATHROOMS

1

TWIN FALLS - 2 BEDROOM FLAT

 **Neerveld 105, 1200 Sint-Lambrechts-Woluwe**

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style

2nd floor - 95.4 sqm

Terrace 14.2 sqm - SOUTH-WEST facing

Entrance hall with guest WC, laundry + utility room and beautiful shower room (with double washbasin)

Large living room with dining room, office area and super-equipped open kitchen - 31.9 sq.m. with access to terrace

2 bedrooms 14.7 sq.m. & 11.3 sq.m.

All set in a green environment in the pleasant Woluwe Valley district.

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
Price	€ 496.000
Terrace surface	14.2 m²
Bathrooms	1
Floor	2
Available	bij oplevering
State	New
Kitchen (type)	US hyper equipped
Laundry room	✓
Neighborhood	quiet
Cellar	✓
Double glass	✓
EPC code	B

City	Sint-Lambrechts-Woluwe
Living surface	95 m²
Bedrooms	2
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	1
Heating (type)	collective
Heating	gas
Neighborhood	residential area
Elevator	✓
PEB	95 kW/m²
PEB category	B

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	✓
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