









LIVING SURFACE 104 m<sup>2</sup>



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 4th floor - 104.1 sq.m

Terrace 4.5 sq.m. - SOUTH facing

Entrance hall with cloakroom, laundry room + utility room

Large living room with dining area, superbly equipped open-plan kitchen - 37.6 sq. m and access to the terrace

Small night hall, with guest WC and shower room (+ double washbasin) and the 2 bedrooms 15.6 sq.m. & 9 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**

Туре	flat	City
Price	€ 502.000	Living surface
Terrace surface	4.5 m <sup>2</sup>	Bedrooms
Bathrooms	1	Parkings (indoor)
Floor	4	Floors
Available	bij oplevering	Construction year
State	New	Facades
Kitchen (type)	US hyper equipped	Toilets
Laundry room	<b>√</b>	Heating (type)
		Heating
Neighborhood	quiet	Neighborhood
Cellar	<b>√</b>	Elevator
Double glass	V	PEB
	_	PEB category
EPC code	В	

City	Sint-Lambrechts-Woluwe
Living surface	104 m²
Bedrooms	2
Parkings (indoor)	1
Floors	7
Construction year	2025
Facades	2
Toilets	1
Heating (type)	collective
Heating	gas
Neighborhood	residential area
Elevator	<b>V</b>
PEB	95 kW/m²
PEB category	В

#### 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

Officer VA



