



€ 547.000 | SINT-LAMBRECHTS-WOLUWE | REF. 7142258



TERRACE SURFACE

17.9 m<sup>2</sup>



LIVING SURFACE

108 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2

## 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

Upper Ground floor - 107.9 sqm

Terrace 17.9 sq.m. + garden 84.2 sq.m. - SOUTH facing

Entrance hall with guest WC

Large living room with dining area and super-equipped open kitchen - 39.8 sq.m. with terrace

Small night hall leading to bedrooms - Master bedroom 16.7 sq.m. - en-suite shower room (double washbasin)

Second bedroom 11.4 sq.m.

1 bathroom (with single washbasin)

Laundry room

All this in a green environment in the pleasant district of Woluwe valley.

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	City	Sint-Lambrechts-Woluwe
Price	€ 547.000	Living surface	108 m <sup>2</sup>
Terrace surface	17.9 m <sup>2</sup>	Bedrooms	2
Bathrooms	2	Parkings (indoor)	1
Floor	1	Floors	7
Available	bij oplevering	Construction year	2025
State	New	Garden surface	84.2 m <sup>2</sup>
Facades	2	Kitchen (type)	US hyper equipped
Toilets	1	Laundry room	✓
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m <sup>2</sup>
EPC code	B	PEB category	B

### 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
✓

