



TERRACE SURFACE

34.3 m²



LIVING SURFACE

115 m²



BEDROOMS

3



BATHROOMS

2

TWIN FALLS - 3 BEDROOM FLAT + garden

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

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style

High ground floor with garden - 114.6 sqm

2 Terrace 34.3 sq.m. in total - south-west facing

Entrance hall with guest WC, utility room and shower room (with single washbasin)

Large living room with dining area and superbly equipped open-plan kitchen - 46.8 sq.m. with access to the terraces

2 bedrooms 10.5 sq.m. & 10.9 sq.m.

Master bedroom with en-suite shower room (with shower, washbasin and WC)

All 3 bedrooms have access to the terraces

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	€ 559.000	Living surface	115 m ²
Terrace surface	34.3 m ²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	1
Floors	7	Available	bij oplevering
Construction year	2025	State	New
Garden surface	60.3 m ²	Facades	2
Kitchen (type)	US hyper equipped	Toilets	2
Laundry room	✓	Heating (type)	collective
Neighborhood	quiet	Heating	gas
Cellar	✓	Neighborhood	residential area
Double glass	✓	Elevator	✓
EPC code	B	PEB	95 kW/m ²
		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
✓

