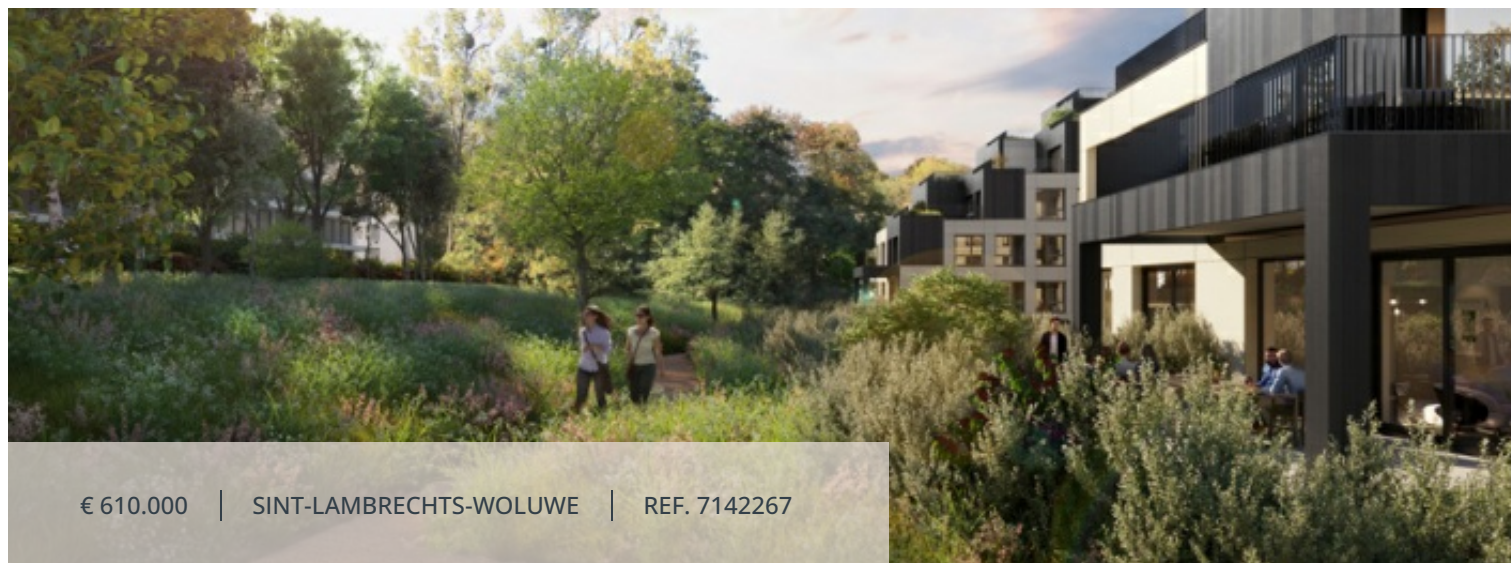




€ 610.000 | SINT-LAMBRECHTS-WOLUWE | REF. 7142267



TERRACE SURFACE

16.6 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

Apartment on the 2nd floor - 114.8 m²

Terrace 16.6 m² - SOUTH-WEST orientation

Entrance hall with guest toilet, laundry room + technical room and shower room (with single sink)

Large living room with dining room, and fully equipped open kitchen - 36 m² with access to the terrace

2 Bedrooms 10.5 m² & 11.4 m²

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	€ 610.000	Living surface	115 m²
Terrace surface	16.6 m²	Bedrooms	3
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floor	2
Floors	7	Available	bij oplevering
Construction year	2025	State	New
Facades	2	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	collective	Heating	gas
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	95 kW/m²
EPC code	B	PEB category	B

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 not located in flood area

FINANCIAL

Under VAT ✓

