

€ 1.950.000 | SINT-PIETERS-WOLUWE | REF. 7294903



TERRACE SURFACE

58 m²



LIVING SURFACE

224 m²



BEDROOMS

3



BATHROOMS

3

Splendid NEW 3 bedroom Ground- floor flat, with terrace and garden at the Etangs Mellaerts - Prestigious!

Avenue de Tervueren 381, 1150 Sint-Pieters-Woluwe

Victoire Junot proposes you an exclusive, beautiful 224-sq.m. Ground floor apartment, with a 58-sq.m. terrace and 614-sq.m. garden at the rear of the apartment, facing south and protected by the surrounding trees and greenery. Top-of-the-range features and luxury are enhanced by the spaciousness of this flat. The entrance hall welcomes you with a vestiaire area, a guest toilet that opens onto the large living/dining room extending onto the terrace and garden. The elegant fully-equipped kitchen is complemented by an adjacent utility/technical room. The hall then opens onto the private area and the 3 bedrooms, including the master bedroom with front-facing terrace, a beautiful dressing area and a full bathroom with bath, shower, 2 sinks and private toilet. The other 2 bedrooms also benefit from a shower room (with 1 sink) + 1 separate toilet. 1 cellar included. Parking (mandatory) is available for every apartment (from €35,000).

Expertise and attention to detail, such as innovative geothermal technology, sustainable materials, beautiful kitchens designed by Stucture Plus, PEB A, come together for your utmost comfort. All features will be carefully selected to offer each resident a superior high-quality of life.


The immediate neighbourhood is eminently residential, surrounded by parks, as well as being close to excellent schools, fine restaurants and popular cultural venues. The sale is subject to registration fees (12.5%) for the land portion and VAT (6% under conditions) for the building portion. The delivery is scheduled for summer 2026. Our team is at your disposal for a presentation at your place or at our offices, located a stone's throw from the project - 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 1.950.000	Living surface	224 m²
Terrace surface	58 m²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	1
Floors	2	Available	bij oplevering
Construction year	2026	State	New
Garden surface	614 m²	Facades	3
Kitchen (type)	hyper equipped	Toilets	3
Laundry room	✓	Heating (type)	collective
		Heating	geothermics
Neighborhood	woods	Neighborhood	quiet
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
		PEB category	A
EPC code	A		

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
✓

