



TERRACE SURFACE

 58 m<sup>2</sup>


LIVING SURFACE

 224 m<sup>2</sup>


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 m <sup>2</sup>   |
| Terrace surface   | 58 m <sup>2</sup>  | Bedrooms          | 3                    |
| Bathrooms         | 3                  | Parkings (indoor) | 1                    |
| Floors            | 2                  | Available         | bij oplevering       |
| Construction year | 2026               | State             | New                  |
| Garden surface    | 614 m <sup>2</sup> | Facades           | 3                    |
| Kitchen (type)    | hyper equipped     | Toilets           | 3                    |
| Laundry room      | ✓                  | Heating (type)    | collective           |
| Neighborhood      | woods              | Heating           | geothermics          |
| Cellar            | ✓                  | Neighborhood      | quiet                |
| Double glass      | ✓                  | Elevator          | ✓                    |
| EPC code          | A                  | PEB               | 45 kW/m <sup>2</sup> |
|                   |                    | PEB category      | 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 |
| ✓         |

