



€ 1.700.000 | SINT-PIETERS-WOLUWE | REF. 7294909



TERRACE SURFACE

21 m²



LIVING SURFACE

224 m²



BEDROOMS

3



BATHROOMS

3

Splendid NEW 3 bedroom flat, with terrace at Etangs Mellaerts - Prestigious !

📍 Avenue de Tervueren 381, 1150 Sint-Pieters-Woluwe

Victoire Junot presents this exclusive opportunity: a magnificent first-floor apartment with a surface area of 224 m², complemented by a 21 m² south-facing terrace at the rear, surrounded by trees and greenery.

The apartment offers top-of-the-range features, and its spacious layout enhances the feeling of luxury.

It is composed as follows: The entrance hall welcomes you with a designated area for a cloakroom and guest toilet. From here, it opens onto a vast living and dining area that extends to the terrace, as well as a magnificent fully equipped kitchen, enlarged by a utility room and technical space.

On the other side, the private night area leads to 3 bedrooms, including a master suite with its own terrace at the front, a walk-in closet, and a luxurious bathroom with bath, shower, double washbasins, and a private toilet.

The two additional bedrooms also benefit from a shower room (with washbasin) and a separate toilet.

A private cellar is included.

A parking space (mandatory) is available for each apartment (starting at €35,000).

Attention to detail and craftsmanship are evident throughout, with features such as:

innovative geothermal technology, sustainable materials, beautiful kitchens by Structure Plus, and an A+ energy rating, all contributing to your optimal comfort.

The apartment is set in an eminent residential area, surrounded by parks, ideal for walking, and in close proximity to prestigious schools, fine dining, and renowned cultural venues.

The sale is subject to registration duties (12.5%) on the land portion, and VAT (6% under conditions) on the construction.

Delivery is scheduled for Summer 2026.

Our team is at your disposal for a private presentation at your home or at our offices, located just steps from the project.

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Characteristics

GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 1.700.000	Living surface	224 m ²
Terrace surface	21 m ²	Bedrooms	3
Bathrooms	3	Parkings (indoor)	1
Floor	1	Floors	2
Available	bij oplevering	Construction year	2026
State	New	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 ²
		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
✓

