



TERRACE SURFACE

 98 m<sup>2</sup>


LIVING SURFACE

 278 m<sup>2</sup>


BEDROOMS

3



BATHROOMS

3

## Splendid NEW 3 bedroom Penthouse with terrace at the Etangs Mellaerts - Prestigious !

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

Victoire JUNOT presents here a splendid 3-bedroom penthouse of 278 sqm<sup>2</sup>, with a 98 sqm<sup>2</sup> terrace facing South/South-West, whose privacy is protected by the surrounding trees and greenery. The luxury of this exceptional apartment is heightened by its spaciousness. The entrance hall welcomes you, with space for a checkroom, guest WC and access to the laundry/technical room. The living area features a spacious living/dining room and a comfortable office area, and extends onto the beautiful terrace. The superbly equipped open-plan kitchen is enlarged by a laundry/utility room. The hall also opens onto the private space, and the 3 bedrooms look out onto the front and the green roof. The master bedroom benefits from a beautiful dressing area and a full bathroom, equipped with bath, shower, 2 sinks and private toilet. The other 2 bedrooms also benefit from their own shower room (with 1 sink) + 1 separate toilet.

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. 1 cellar included. Parking (mandatory) is available for every apartment (from €35,000). 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	€ 2.375.000	Living surface	278 m <sup>2</sup>
Terrace surface	98 m <sup>2</sup>	Bedrooms	3
Bathrooms	3	Parkings (indoor)	1
Floor	2	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 <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
✓

