

€ 727.500 | SINT-PIETERS-WOLUWE | REF. 7294930



TERRACE SURFACE

28 m²



LIVING SURFACE

107 m²



BEDROOMS

2



BATHROOMS

2

## LES EMERAUDES in Woluwe-St-Pierre - Superb 2 bedroom ground-floor flat with garden

**Avenue Parmentier 158, 1150 Sint-Pieters-Woluwe**

Victoire proposes a beautiful new 107 sq. m. 2-bedroom flat on the ground floor of this new building « Les Emeraudes » with double private garden of respectively 152,5 sq. m. & 40,5 m2. Lovely living area + super-equipped open-plan kitchen extending onto the terrace and garden, utility room, large night hall with separate WC.

2 large bedrooms, one with en suite bathroom (with double sink, WC and bathtub) , one shower room (with double sink, and 1 shower thub) and separate WC. The terrace and garden surround the entire flat.

BULTHAUP kitchens, FACQ sanitary fittings, underfloor heating and connected home automation will ensure your home is as comfortable as possible.


This small-scale project is ideally located in a great area, residential and pleasant to live in, close to schools, parks and sports clubs - it's life as we like it in Brussels. The design, by Antonissen and UNA/A (Union Nation Architects Associates), is a real guarantee of quality, with an optimum ecological footprint and a guarantee of excellent EPB. Parking 1 (€44,500h + VAT) and cellar B3 (€8,500 + VAT) are compulsory. Sale subject to VAT for the construction (21%) and registration duty (12.5%) for the land value. Contact us for a full description of the project: 02 375 1010 - new@victoire.be.

# Characteristics

## GENERAL

Type	flat	City	Sint-Pieters-Woluwe
Price	€ 727.500	Living surface	107 m²
Terrace surface	28 m²	Bedrooms	2
Bathrooms	1	Shower rooms	1
Parkings (indoor)	1	Floors	3
Available	bij oplevering	Construction year	2026
State	New	Garden surface	193 m²
Facades	3	Kitchen (type)	US hyper equipped
Toilets	2	Laundry room	✓
Heating (type)	individual	Heating	hot air pump
Neighborhood	quiet	Neighborhood	residential area
Cellar	✓	Elevator	✓
Double glass	✓	PEB	45 kW/m²
EPC code	A	PEB category	A

## 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 ✓
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