SELL SERVICE
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€ 1.650.000 | WOLUWE-SAINT-LAMBERT | REF. W56-A61

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
204 m²	3	3	46.4 m²

W56 - 3 bedroom flat + terraces - NEW

Boulevard de la Woluwe 56, 1200 Woluwe-Saint-Lambert

With a beautiful view of the Natura 2000 site and on the edge of Boulevard de la Woluwe, the residential development W56 is particularly well located and consists of 28 apartments + 2 commercial spaces, designed by architectural firm ARCHI 2000. Victoire Junot proposes here : A splendid 3-front, 3-bedroom corner apartment. It is superbly bright and enjoys 2 terraces (front and rear). The spacious living room with dining area and superbly equipped open kitchen is at the front of the apartment, and is extended by a 29 m² terrace facing south-east. The utility room and laundry room also form a back kitchen. 1 large hall (+ checkroom) links the bedrooms and living areas. The master bedroom is particularly bright, as it is located on the rear corner of the apartment and, like the other 2 bedrooms, benefits from access to the beautiful south-facing terrace on the garden side. 2 bathrooms - 1 shower room - 2 separate WCs. 2 Bike spots (included). Additional extras: parking and cellar (mandatory). Motorcycle parking (optional). Gentle mobility with a multitude of transport links nearby, a choice of stores, good schools, sports clubs and, last but not least, beautiful parks, are the main assets of this wonderful location. Sale subject to 21% VAT on the land and building (with a possibility at 6%). Contact us today for more information about this project: 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 1.650.000	Living surface	204 m²
Terrace surface	46.4 m²	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	2	Floor	6 / 6
Available	To be agreed	Available	30-06-2027
Construction year	2026	State	New
Facades	2	Bedroom	17.9 m²
Bedroom	15.5 m²	Bedroom	17.4 m²
Shower room	2	Lavatory	2
Terrace	46.4 m²	Living room/dining area	57.1 m²
Intercom		Videophone	
Double glazing		Lift	
Security door		Disabled access	
Connected thermostat		Double flow ventilation	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Airport		Nursery	
Secondary school		Day care	
Doctor		Park	
Supermarket		Taxi	
Tennis		Town centre	
Metro		Tram	
University		Possibility of connecting : Water / Gas / Electricity	
PEB	95 kW/m²	PEB category	B
EPC code	B		

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
Non-flood zone

FINANCIAL

Price
€ 1.650.000

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