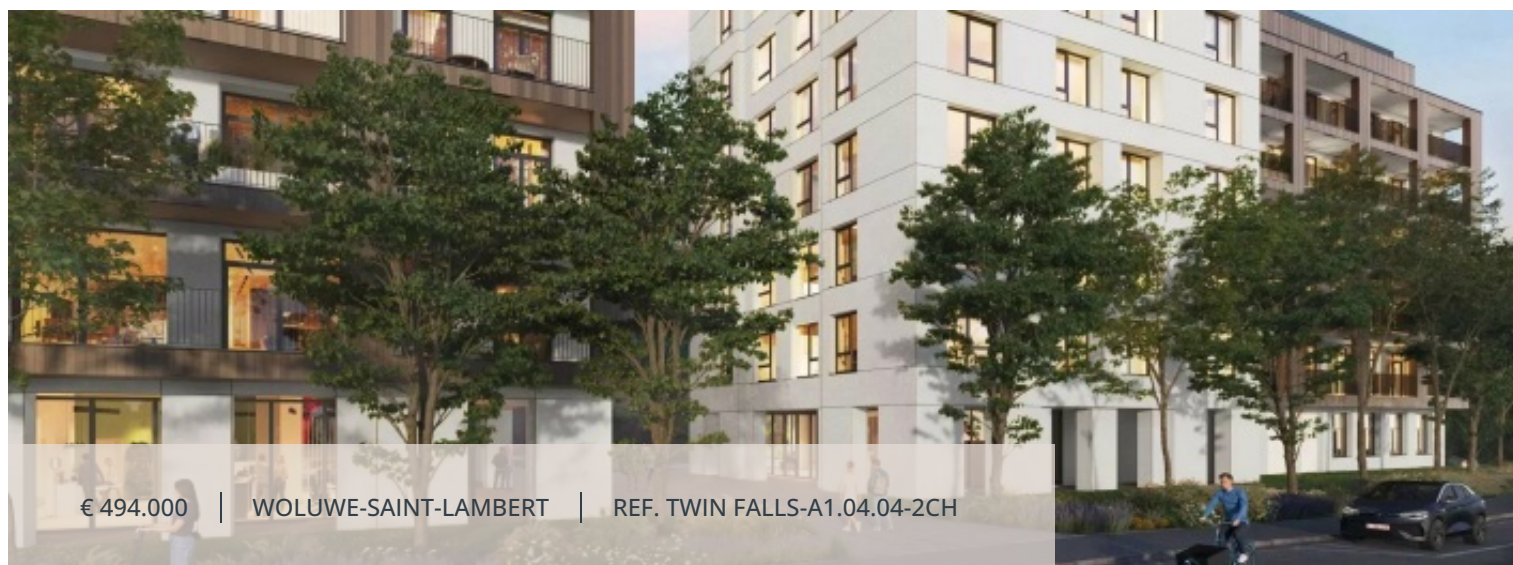




€ 494.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A1.04.04-2CH



LIVING SURFACE

110 m²



BEDROOMS

2



BATHROOMS

1



TERRACE SURFACE

11 m²

TWIN FALLS - 2 BEDROOM FLAT

 **Neerveld 105, 1200 Woluwe-Saint-Lambert**

VICTOIRE-JUNOT proposes you in the Twin Falls project, a 2 bedrooms apartment - PREMIUM style 4th floor - 110 sq.m Terrace 11 sq.m - facing east Entrance hall with guest WC and laundry room Large living room with dining area and super-equipped open kitchen - 38 m² with patio doors 15.9 sq.m master bedroom - 9.9 sq.m second bedroom 1 large bathroom with shower and bath 1 second separate WC All set in green surroundings in the pleasant Woluwe Valley district. PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on certain units. Sale subject to 21% VAT for apartments and registration fees and VAT for parking lots - Bicycle parking and car parking (with charging station) from €33,000 (excl. VAT). No Cellar for this unit. A prime location in the pleasant commune of Woluwe St Lambert, offering all the urban facilities needed for current lifestyles, as well as easy access to accommodate your daily needs. The best choice for starting a new life project in Brussels.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 494.000	Living surface	110 m²
Terrace surface	11 m²	Heating	Gas
Bedrooms	2	Bathrooms	1
Floor	4 / 7	Available	To be agreed
Available	31-12-2025	Construction year	2025
State	New	Facades	2
Bedroom	15 m²	Bedroom	9.9 m²
Lavatory	2	Terrace	11 m²
Living room/dining area	38 m²	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Nursery		Secondary school	
Supermarket		Taxi	
Tennis		University	
Metro		Possibility of connecting : Water / Gas / Electricity	
PEB	95 kW/m²	PEB category	B
EPC code	B		

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	Non-flood zone

FINANCIAL

Price

€ 494.000

