



€ 612.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A1.03.01-3CH



LIVING SURFACE

126.1 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

13.5 m<sup>2</sup>

## TWIN FALLS - 3 BEDROOM FLAT

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

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style 3rd floor apartment - 126.1 sqm<sup>2</sup> - south-west facing Terrace 13.5 sq.m. total - SOUTH-WEST facing Entrance hall with guest WC, laundry + utility room and bathroom (with single washbasin) Large living room with dining area and super-equipped open kitchen - 40 sq.m. with access to terrace 2 bedrooms 12.4 sqm & 12 sqm 15.2 sq.m. master bedroom with en-suite shower room (shower, double washbasin and WC). PEB A or B- thanks to insulation, ventilation and the installation of photovoltaic panels on some units. Sale subject to 21% VAT on apartments and registration fees and VAT on parking spaces - Bike shed and parking space (with charging point) from €33,000 (excluding VAT). Cellar (from €4,000). A privileged location in the pleasant municipality of Woluwe-Saint-Lambert, with all the urban amenities necessary for a modern lifestyle, but also easily accessible to facilitate daily life. The best choice to start a new life project in Brussels.

## Characteristics

### GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 612.000	Living surface	126.1 m <sup>2</sup>
Terrace surface	13.5 m <sup>2</sup>	Heating	Gas
Bedrooms	3	Bathrooms	1
Shower rooms	1	Floor	3 / 7
Available	To be agreed	Available	31-12-2025
Construction year	2025	State	New
Facades	2	Bedroom	12.4 m <sup>2</sup>
Lavatory	2	Terrace	13.5 m <sup>2</sup>
Living room/dining area	40.4 m <sup>2</sup>	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Town centre	
Nursery		Secondary school	
Supermarket		Taxi	
Tennis		University	
Metro		PEB	95 kW/m <sup>2</sup>
PEB category	B	EPC code	B

### MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area

Non-flood zone

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## FINANCIAL

Price  
€ 612.000

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