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€ 492.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A1.02.05-2CH

LIVING SURFACE	BEDROOMS	BATHROOMS	TERRACE SURFACE
100 m²	2	2	7.3 m²

TWIN FALLS - 2 BEDROOM FLAT

Neerveld 105, 1200 Woluwe-Saint-Lambert

VICTOIRE-JUNOT proposes in the Twin Falls project, an apartment with 2 bedrooms - PREMIUM style 2nd floor - 100 sqm Terrace 7.3 sq. m. - facing north-east Entrance hall with guest WC and utility room Large living room with dining area and superbly equipped open-plan kitchen - 36.5 sq.m. with terrace Master bedroom 16.3 sq.m. - en-suite shower room (double washbasin) Second bedroom 11.4 sq m - with en-suite bathroom (with bath, single washbasin and WC) All this in a green environment in the pleasant district of Woluwe valley. 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	€ 492.000	Living surface	100 m²
Terrace surface	7.3 m²	Heating	Gas
Bedrooms	2	Bathrooms	1
Shower rooms	1	Floor	2 / 7
Available	To be agreed	Available	31-12-2025
Construction year	2025	State	New
Facades	2	Bedroom	16.3 m²
Bedroom	11.4 m²	Lavatory	2
Terrace	7.3 m²	Living room/dining area	36.5 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 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
€ 492.000

Victoire Junot

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