



€ 609.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A1.02.01- 3CH



LIVING SURFACE

126.2 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 proposes in the Twin Falls project, an apartment with 3 bedrooms - PREMIUM style Second floor - 126.2 m<sup>2</sup> - South-west facing Terrace 13.5 sq.m. - SOUTH-WEST facing Entrance hall with guest WC, laundry + utility room and bathroom (with 1 washbasin) Large living room with dining area and super-equipped open kitchen - 40.4 sq.m. with terrace 2 bedrooms, 12.4 sq.m. and 12 sq.m. Master bedroom 15.2 m<sup>2</sup> - en-suite shower room (double washbasin + WC) + dressing area 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                   | € 609.000    | Living surface                                        | 126.2 m²             |
| Terrace surface         | 13.5 m²      | Heating                                               | Gas                  |
| Bedrooms                | 3            | Bathrooms                                             | 1                    |
| Shower rooms            | 1            | Floor                                                 | 2 / 7                |
| Available               | To be agreed | Available                                             | 31-12-2025           |
| Construction year       | 2025         | State                                                 | New                  |
| Facades                 | 2            | Bedroom                                               | 15.2 m²              |
| Bedroom                 | 12 m²        | Bedroom                                               | 12.4 m²              |
| Lavatory                | 2            | Terrace                                               | 13.5 m²              |
| Living room/dining area | 40.4 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<br>Not announced    | Summons and recovery claim<br>Not announced                                                                            |
| Urban destination<br>Not announced  | Pre-emption right<br>Not announced                                                                                     |
| Subdivision permit<br>Not announced |  Flood prone area<br>Non-flood zone |

## FINANCIAL

Price

€ 609.000

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