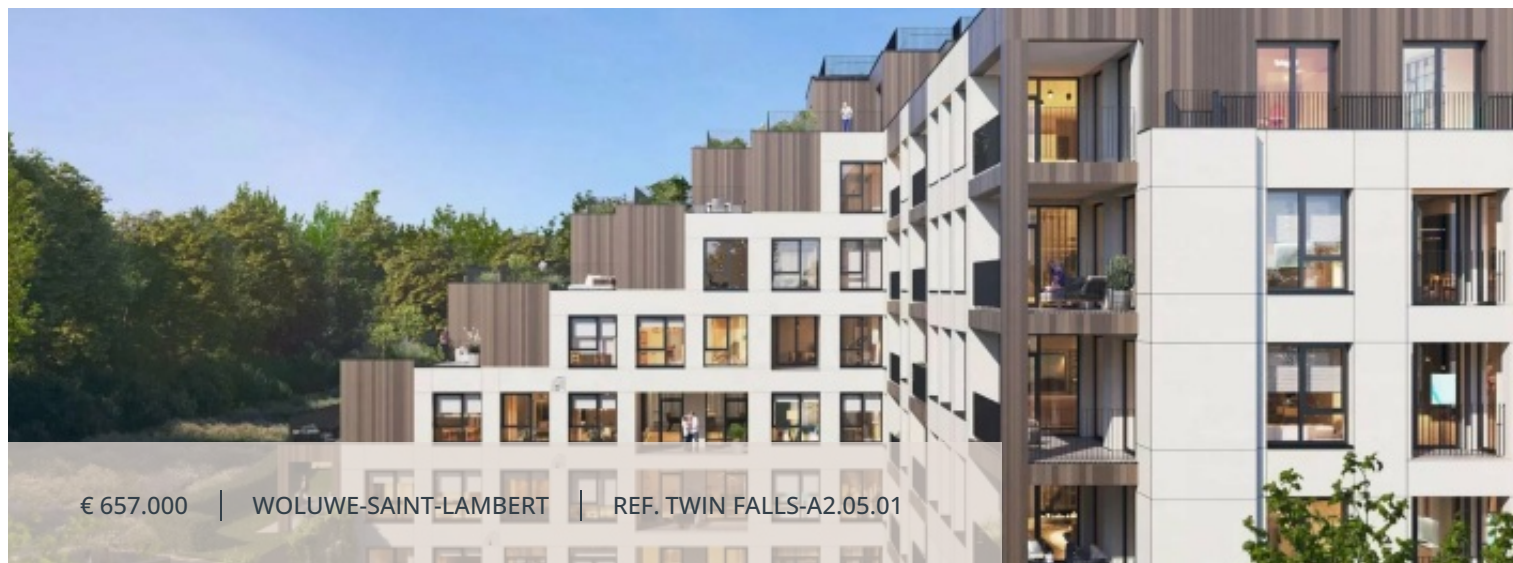




€ 657.000 | WOLUWE-SAINT-LAMBERT | REF. TWIN FALLS-A2.05.01



LIVING SURFACE

114.8 m<sup>2</sup>



BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

16.65 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 5th floor - 114.8 sqm 1 Terrace 16,6 sq.m. - south-west facing Entrance hall with guest WC, utility room and shower room (with single washbasin) Large living room with dining area and superbly equipped open-plan kitchen - 35,7 sq.m. with access to the terrace 2 bedrooms 10.5 sq.m. & 11,4 sq.m. Master bedroom with en-suite shower room (with shower, washbasin and WC) with access to the terrace. 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                                                 | € 657.000    | Living surface   | 114.8 m²             |
| Terrace surface                                       | 16.65 m²     | Heating          | Gas                  |
| Bedrooms                                              | 3            | Bathrooms        | 1                    |
| Shower rooms                                          | 1            | Floor            | 5 / 7                |
| Available                                             | To be agreed | Available        | 31-12-2025           |
| Construction year                                     | 2025         | State            | New                  |
| Facades                                               | 2            | Bedroom          | 14.2 m²              |
| Bedroom                                               | 10.5 m²      | Bedroom          | 11.4 m²              |
| Lavatory                                              | 2            | Terrace          | 16.65 m²             |
| Living room/dining area                               | 36 m²        | Intercom         |                      |
| Videophone                                            |              | Double glazing   |                      |
| Lift                                                  |              | Disabled access  |                      |
| Security door                                         |              | Town centre      |                      |
| Shops                                                 |              | Nursery          |                      |
| Primary school                                        |              | Secondary school |                      |
| Hospital/clinic                                       |              | Metro            |                      |
| Sport center                                          |              | Supermarket      |                      |
| Tennis                                                |              | University       |                      |
| Bus                                                   |              | Train station    |                      |
| Highway                                               |              | Taxi             |                      |
| 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

€ 657.000

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