SELL SERVICE
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| LIVING SURFACE | BEDROOMS | BATHROOMS | TERRACE SURFACE |
|---|---|---|---|
| 207 m² | 4 | 3 | 65 m² |

# MALOU VIEW - EXCEPTIONAL 3 or 4 BEDROOM PENTHOUSE WITH SPLENDID TERRACE

**Boulevard de la Woluwe 62, 1200 Woluwe-Saint-Lambert**

Boulevard de la Woluwe welcomes an exceptional new development: MALOU VIEW. Victoire-Junot presents this stunning 207 sqm² penthouse, available in a 3- or 4-bedroom layout (depending on your preference). Occupying the entire left wing of the building, the penthouse boasts breathtaking views over the beautiful Parc Malou, as well as the quieter rear side. The private elevator opens directly into the apartment's entrance hall, which leads into a spacious and bright living area. This includes a high-end open-plan kitchen and dining space, all extending seamlessly onto a splendid terrace. The private areas include 3 or 4 bedrooms, depending on the chosen configuration. The master suite features a generous en suite bathroom (with bath, separate shower, double vanity, and WC) and a walk-in dressing room. A second bedroom also has its own en suite shower room (with shower, single basin, and WC). The remaining two bedrooms share an additional shower room (with shower and single basin). A separate WC and a utility room complete the layout. Should you prefer a larger living room, one of the bedrooms can be removed to increase the living space. • No cellar • Bicycle storage included • Optional car parking: €40,000 • Optional cargo bike space: €5,000 Sale subject to VAT (21% — reduced rate of 6% possible under certain conditions). PEB rating: A An exceptional opportunity in a sought-after location. Contact us today for more information or to schedule a presentation.

# Characteristics

## GENERAL

| | | | |
|---|---|---|---|
| Type | Apartment | City | Woluwe-Saint-Lambert |
| Price | € 1.895.000 | Living surface | 207 m² |
| Terrace surface | 65 m² | Heating | Heat pump |
| Bedrooms | 4 | Bathrooms | 3 |
| Floor | 6 / 6 | Available | To be agreed |
| Available | 30-10-2027 | Construction year | 2027 |
| State | New | Facades | 2 |
| Bedroom | 14.7 m² | Bedroom | 15.3 m² |
| Bedroom | 13.4 m² | Bedroom | 12 m² |
| Bathroom | 3 | Lavatory | 3 |
| Terrace | 65 m² | Living room/dining area | 72.5 m² |
| Intercom | | Videophone | |
| Double glazing | | Lift | |
| Disabled access | | Bus | |
| Shops | | Primary school | |
| Sport center | | Train station | |
| Highway | | Airport | |
| Nursery | | Secondary school | |
| Day care | | Hospital/clinic | |
| Doctor | | Metro | |
| Supermarket | | Taxi | |
| Tennis | | Tram | |
| University | | Possibility of connecting : Water / Gas / Electricity | |
| PEB | 45 kW/m² | PEB category | A |
| EPC code | A | | |

## 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
Potential flood zone

## FINANCIAL

Price
€ 1.895.000

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