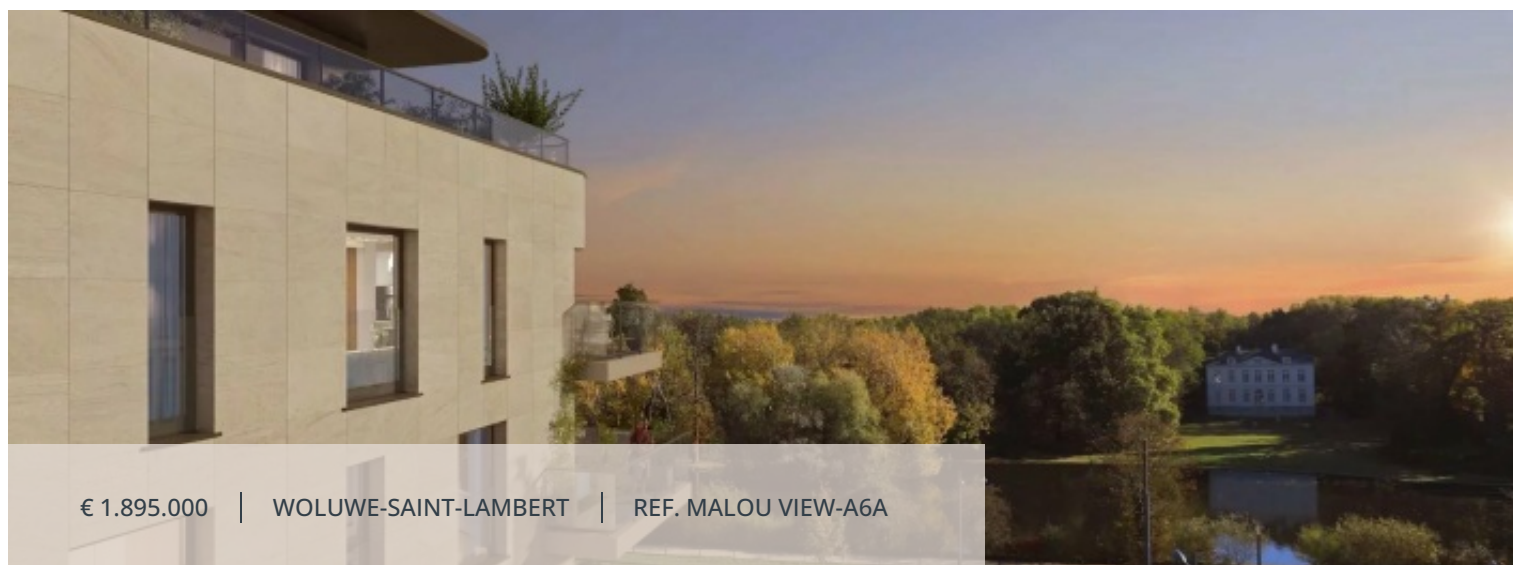




€ 1.895.000 | WOLUWE-SAINT-LAMBERT | REF. MALOU VIEW-A6A



LIVING SURFACE

207 m²



BEDROOMS

4



BATHROOMS

3



TERRACE SURFACE

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
Price	€ 1.895.000
Terrace surface	65 m²
Bedrooms	4
Floor	6 / 6
Available	30-10-2027
State	New
Bedroom	14.7 m²
Bedroom	13.4 m²
Bathroom	3
Terrace	65 m²
Intercom	
Double glazing	
Disabled access	
Videophone	
Lift	
Bus	
Primary school	
Train station	
Airport	
Secondary school	
Hospital/clinic	
Metro	
Taxi	
Tram	
Bus	
Primary school	
Train station	
Nursery	
Doctor	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Woluwe-Saint-Lambert
Living surface	207 m²
Heating	Heat pump
Bathrooms	3
Available	To be agreed
Construction year	2027
Facades	2
Bedroom	15.3 m²
Bedroom	12 m²
Lavatory	3
Living room/dining area	72.5 m²
Videophone	
Lift	
Intercom	
Double glazing	
Disabled access	
Shops	
Sport center	
Highway	
Nursery	
Day care	
Doctor	
Supermarket	
Tennis	
University	
Shops	
Sport center	
Highway	
Secondary school	
Supermarket	
PEB	45 kW/m²
PEB category	A

Building permit
Not announced

Urban destination
Not announced

Subdivision permit
Not announced

Summons and recovery claim
Not announced

Pre-emption right
Not announced

 Flood prone area
Potential flood zone

FINANCIAL

Price
€ 1.895.000

