



€ 1.850.000 | WOLUWE-SAINT-LAMBERT | REF. MALOU VIEW -A5A



LIVING SURFACE

226 m²



BEDROOMS

4



BATHROOMS

4



TERRACE SURFACE

38 m²

MALOU VIEW - EXCEPTIONAL 4 BEDROOM FLAT WITH FRONT & REAR TERRACES

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

Boulevard de la Woluwe is welcoming the exceptional new MALOU VIEW project. Victoire-Junot proposes this stunning 226 sq.m. 4-bedroom crossing apartment overlooking the front of the building and the pretty Parc Malou, as well as the quieter rear. A beautiful entrance hall, with checkroom area and guest WC, opens onto the splendid living room with dining area and super-equipped open kitchen with access to the beautiful front terrace. The private part of the apartment includes: a bedroom with en suite shower room (with shower and single washbasin) and view to the front. A large night hall houses the technical/laundry room, a second separate toilet and the 3 additional bedrooms, each with en-suite bathroom for the master bedroom (with bath, double washbasin, separate shower and toilet) or "en suite" shower room (with shower and single washbasin). Two of the bedrooms have access to the beautiful rear terrace. The 4th bedroom benefits from additional space that could become a dressing room or small office. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000. Sale subject to VAT (21%). PEB energy rating: A A rare opportunity in a prestigious setting. Contact us for more information or to arrange a project presentation.

Characteristics

GENERAL

Type	Apartment
Price	€ 1.850.000
Terrace surface	38 m²
Bedrooms	4
Floor	5 / 6
Available	30-10-2027
State	New
Bedroom	18.2 m²
Bedroom	20 m²
Bathroom	4
Terrace	38 m²
Intercom	
Double glazing	
Disabled access	
Videophone	
Lift	
Bus	
Primary school	
Train station	
Bus	
Primary school	
Train station	
Nursery	
Doctor	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Woluwe-Saint-Lambert
Living surface	226 m²
Heating	Heat pump
Bathrooms	4
Available	To be agreed
Construction year	2027
Facades	2
Bedroom	16 m²
Bedroom	17.6 m²
Lavatory	3
Living room/dining area	70.5 m²
Videophone	
Lift	
Intercom	
Double glazing	
Disabled access	
Shops	
Sport center	
Highway	
Shops	
Sport center	
Highway	
Secondary school	
Supermarket	
PEB	45 kW/m²
PEB category	A

MANDATORY INFO

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
€ 1.850.000

