



€ 817.500 | WOLUWE-SAINT-LAMBERT | REF. MALOU VIEW - B3B



LIVING SURFACE

120 m²



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

14 m²

MALOU VIEW - 2 BEDROOM FLAT WITH REAR TERRACE

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

Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot proposes this 129 m² 2-bedroom apartment with a south-facing view at the rear of the building. An entrance hall with space for checkroom welcomes the utility/laundry room, and guest toilet. The 2 bedrooms face the front of the building, with the master bedroom benefiting from a bathroom (with bath and double washbasin) and separate toilet. A shower room (with shower and single washbasin) is adjacent to the second bedroom. The living room, including open-plan fitted kitchen and dining area, is at the rear of the apartment and extends onto the SOUTH-facing terrace. No cellar - Bicycle room included - Car parking available at €40,000 - Cargo bike parking at €5,000 The quiet surroundings add to the serenity of the setting. Located opposite to the Château and Parc Malou, the project offers an unobstructed view of this beautiful green environment, while being at the heart of a dynamic neighborhood. Sale subject to VAT (21% - possibility of reduced rate to 6% subject to conditions) - PEB A/B. A great opportunity in a privileged setting. Contact us to find out more or to arrange a project presentation.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 817.500	Living surface	120 m²
Terrace surface	14 m²	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	3 / 6	Available	To be agreed
Available	30-10-2027	Construction year	2027
State	New	Facades	2
Bedroom	13.8 m²	Bedroom	10.7 m²
Bathroom	2	Lavatory	2
Terrace	14 m²	Living room/dining area	48 m²
Intercom		Videophone	
Double glazing		Lift	
Disabled access		Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Airport		Nursery	
Secondary school		Day care	
Doctor		Supermarket	
Taxi		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		Nursery	
Secondary school		Doctor	
Supermarket		Possibility of connecting : Water / Gas / Electricity	
PEB	45 kW/m²	PEB category	A
EPC code	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
€ 817.500

