



LIVING SURFACE

132 m<sup>2</sup>



BEDROOMS

2



BATHROOMS

2



TERRACE SURFACE

13 m<sup>2</sup>

## MALOU VIEW - 2 BEDROOM FLAT WITH FRONT TERRACE

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


The Boulevard de la Woluwe is welcoming an exceptional new project: MALOU VIEW. Victoire-Junot, proposes this beautiful 132 sqm- 2-bedroom crossing apartment, as follows: Large entrance hall with guest toilet and laundry/technical room leading to the super-equipped open-plan kitchen opening onto the beautiful living room and dining room, with a lovely terrace at the front. This hall, extending into a night hall, includes a bathroom (with bath and single washbasin) and a first bedroom. The master bedroom benefits from an en suite shower room (with shower, double washbasin and separate toilet) and a dressing space; these bedrooms are located at the rear of the apartment, in a quiet location . Practical Information: No cellars - Bicycle storage included - Car parking spaces available at €40,000 - Cargo bike parking at €5,000 - Sale subject to VAT (21% - reduced rate of 6% possible under certain conditions). PEB energy rating: A - Estimated delivery: 2027 A rare opportunity to live or to invest, in a prestigious setting. Contact us for more information or to arrange a visit.

## Characteristics

### GENERAL

Type	Apartment	City	Woluwe-Saint-Lambert
Price	€ 820.000	Living surface	132 m <sup>2</sup>
Terrace surface	13 m <sup>2</sup>	Heating	Heat pump
Bedrooms	2	Bathrooms	2
Floor	2 / 6	Available	To be agreed
Available	30-10-2027	Construction year	2027
State	New	Facades	2
Bedroom	15.2 m <sup>2</sup>	Bathroom	2
Lavatory	2	Terrace	13 m <sup>2</sup>
Living room/dining area	52 m <sup>2</sup>	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Bus		Shops	
Primary school		Sport center	
Train station		Highway	
Airport		Nursery	
Secondary school		Golf	
Park		Supermarket	
Tram		Doctor	
PEB	45 kW/m <sup>2</sup>	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

€ 820.000

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