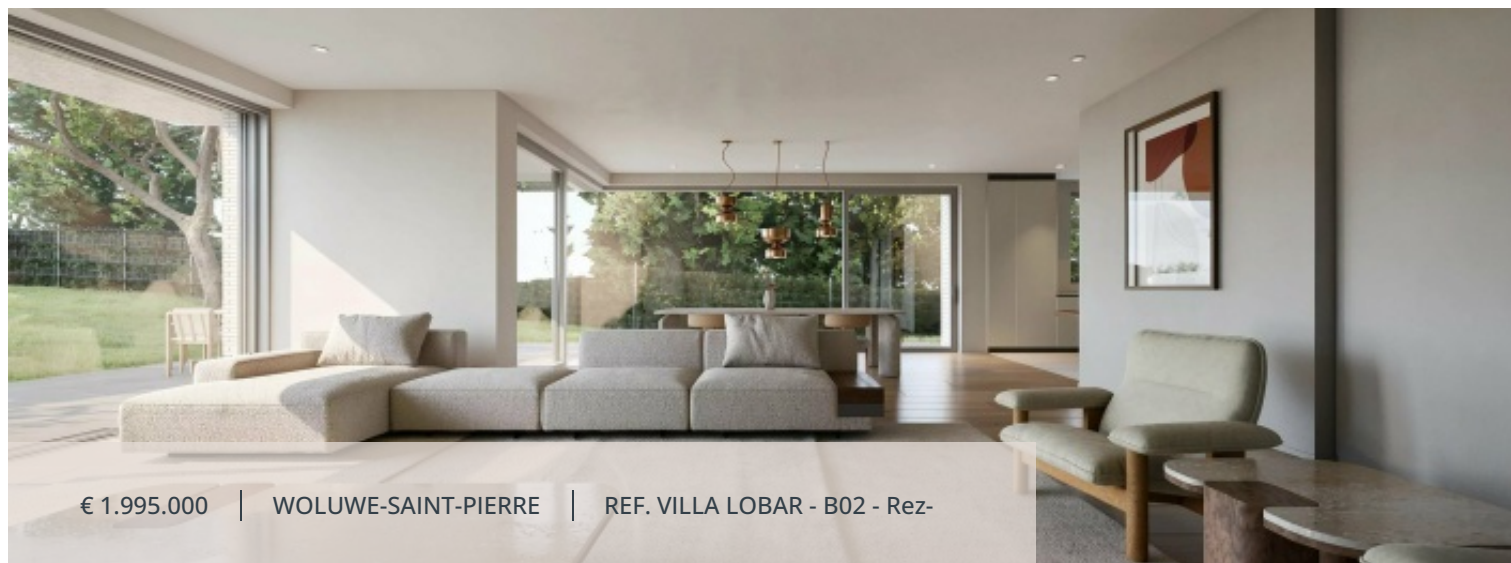




€ 1.995.000 | WOLUWE-SAINT-PIERRE | REF. VILLA LOBAR - B02 - Rez-



LIVING SURFACE

226 m²



BEDROOMS

3



BATHROOMS

3



TERRACE SURFACE

69 m²

Splendid NEW 3 bedroom Ground- floor flat, with terrace and garden at Etangs Mellaerts - Prestigious!

 **Avenue de Tervueren 381, 1150 Woluwe-Saint-Pierre**

Victoire JUNOT proposes you an exclusive, beautiful 226-sq.m. ground floor apartment, with a 69-sq.m. terrace and 578 sq.m. garden at the rear of the apartment, facing south and protected by the surrounding trees and greenery. Top-of-the-range features and luxury are enhanced by the spaciousness of this flat. The entrance hall welcomes you with a vestiaire area, a guest toilet that opens onto the large living/dining room extending onto the terrace and garden. The elegant fully-equipped kitchen is complemented by an adjacent utility/technical room. The hall then opens onto the private area and the 3 bedrooms, including the master bedroom with front-facing terrace, a beautiful dressing area and a full bathroom with bath, shower, 2 sinks and private toilet. The other 2 bedrooms also benefit from a shower room (with 1 sink) + 1 separate toilet. 1 cellar included. Parking (mandatory) is available for every apartment (from €35,000). Expertise and attention to detail, such as innovative geothermal technology, sustainable materials, beautiful kitchens designed by Stucture Plus, PEB A, come together for your utmost comfort. All features will be carefully selected to offer each resident a superior high-quality of life. The immediate neighbourhood is eminently residential, surrounded by parks, as well as being close to excellent schools, fine restaurants and popular cultural venues. The sale is subject to registration fees (12.5%) for the land portion and VAT(6% under conditions) for the building portion. The delivery is scheduled for summer 2026. Our team is at your disposal for a presentation at your place or at our offices, located a stone's throw from the project - 02 3751010 / new@victoire.be

Characteristics

GENERAL

Type	Apartment
Price	€ 1.995.000
Terrace surface	69 m²
Bedrooms	3
Floors	2
Available	30-06-2026
State	New
Bedroom	3
Bathroom	3
Terrace	69 m²
Living room/dining area	48.03 m²
Intercom	
Double glazing	
Disabled access	
Intercom	
Double glazing	
Disabled access	
Water softener	
Shops	
Sport center	
Highway	
Taxi	
Bus	
Primary school	
Train station	
Airport	
Park	
Possibility of connecting : Water / Gas / Electricity	
EPC code	A

City	Woluwe-Saint-Pierre
Living surface	226 m²
Heating	Geothermal
Bathrooms	3
Available	To be agreed
Construction year	2026
Facades	3
Kitchen	18.94 m²
Lavatory	3
Garden	578 m²
Dining room	23.71 m²
Videophone	
Lift	
Security door	
Videophone	
Lift	
Security door	
Bus	
Primary school	
Train station	
Airport	
Tram	
Shops	
Sport center	
Highway	
Town centre	
Tram	
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
Non-flood zone

FINANCIAL

Price
€ 1.995.000

