



€ 967.500 | WOLUWE-SAINT-PIERRE | REF. EMERAUDES-00.04-Rdc



LIVING SURFACE

 147 m²


BEDROOMS

3



BATHROOMS

2



TERRACE SURFACE

 21 m²

LES EMERAUDES in Woluwe-St-Pierre - Superb 3 bedroom ground-floor flat with garden

 **Avenue Parmentier 158, 1150 Woluwe-Saint-Pierre**


Victoire proposes a beautiful new 147 sq.m. 3-bedroom apartment on the ground floor of this new "LES EMERAUDES" building, with a superb 153 sq.m. private garden. This original apartment features a lovely rounded entrance hall that serves the apartment in 3 parts: On the one hand, a large living area + super-equipped open kitchen, extended all around by the terrace and garden; On the other hand, a night hall, the technical/laundry room, a shower room (with a shower, 1 washbasin and 1 WC). Finally, the second night space comprising the master bedroom, a bathroom with bath and double washbasin, a bedroom and a separate WC. Each bedroom has immediate access to the garden. BULTHAUP kitchens, FACQ sanitary fittings, underfloor heating and connected home automation will ensure maximum well-being in your home. This small-scale project is ideally located in a great neighborhood, residential and pleasant to live in, close to schools, parks and sports clubs - it's life as we like it in Brussels. The design, by Antonissen and UNA/A (Union Nation Architects Associates), is a true testament to quality, with an optimal ecological footprint and a guarantee of excellent EPBs. Parking 6&7 (€44,500/each + VAT) and cellar B4 (€8,500 + VAT) are compulsory. Sale subject to VAT for construction (21%) and registration fees (12.5%) for land value. Contact us for a full project description: 02 375 1010 - new@victoire.be.

Characteristics

GENERAL

Type	Apartment	City	Woluwe-Saint-Pierre
Price	€ 967.500	Living surface	147 m ²
Terrace surface	21 m ²	Heating	Heat pump
Bedrooms	3	Bathrooms	2
Floors	3	Available	To be agreed
Available	31-12-2026	Construction year	2026
State	New	Facades	3
Bedroom	9 m ²	Kitchen	7.8 m ²
Lavatory	2	Terrace	21 m ²
Living room/dining area	50.1 m ²	Garden	153 m ²
Indoor parking	2	Intercom	
Videophone		Double glazing	
Lift		Disabled access	
Security door		Bus	
Shops		Primary school	
Sport center		Train station	
Highway		PEB	45 kW/m ²
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 Non-flood zone

FINANCIAL

